

FOR SALE

YARD & GARAGE

Located in Gogar, West Edinburgh

Offers over £150,000

Accessed via a private road off Gogar Station Road

Site extends to 0.3 acres

Benefits from 5 shipping containers and a 4-car garage on site

Situated within the Greenbelt of Edinburgh



WHAT 3 WORDS



LAND AT KELLERSTANE STABLES, GOGAR STATION ROAD,
EDINBURGH, EH12 9BS

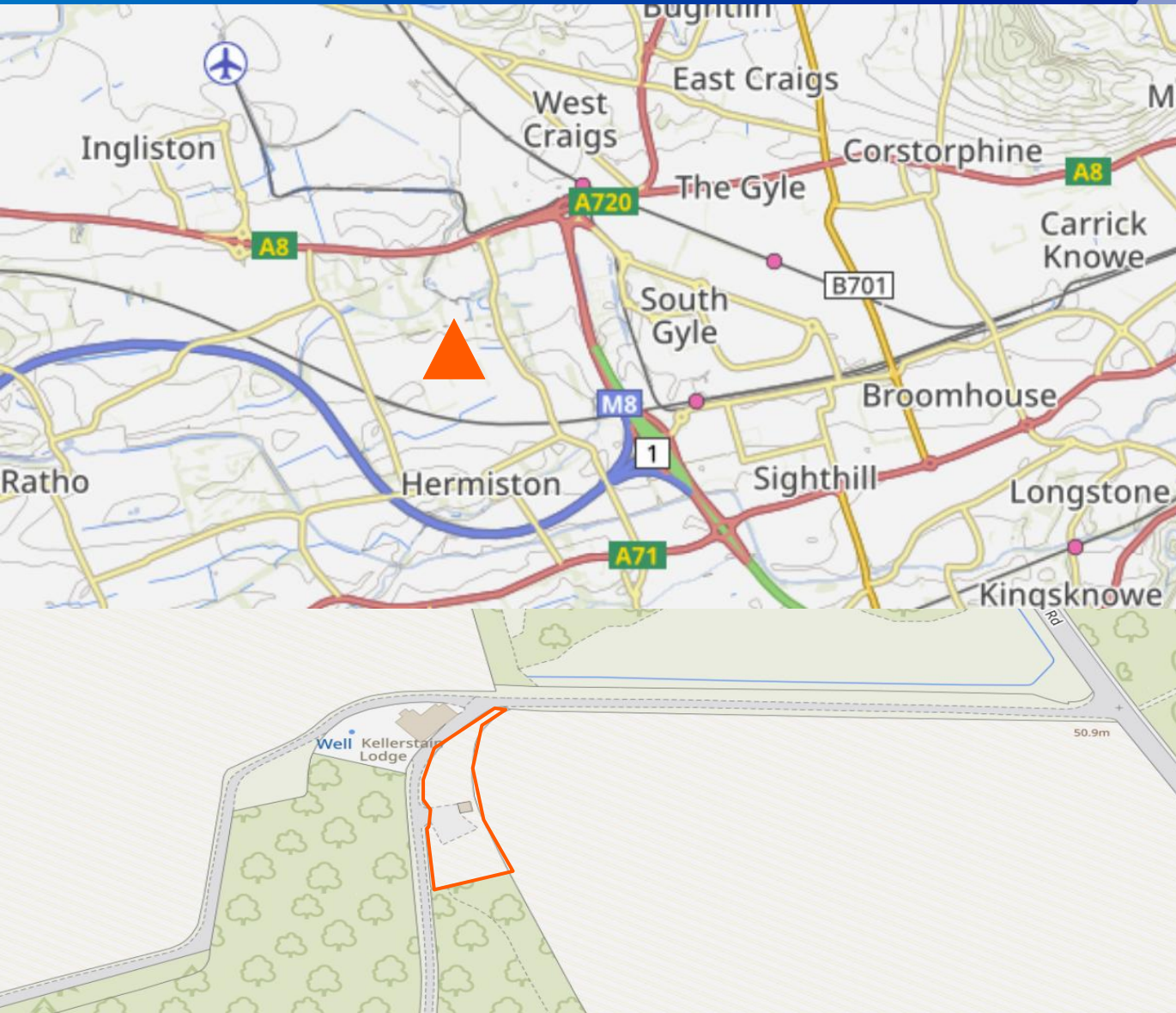
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Location

LAND AT KELLERSTANE STABLES, GOGAR STATION ROAD, EDINBURGH, EH12 9BS



Location

The subjects are well positioned within the western corridor of Edinburgh, offering immediate access to the M8 and A8 road. The site also benefits from close proximity to key transport hubs, including Edinburgh Airport and Edinburgh Park, making it an exceptionally well-connected and highly accessible location.

More specifically, the site is reached via a private access road off Gogar Station Road, historically used to serve the listed Kellerstane House located further to the south.

**SITE FOR SALE IN GOGARBURN,
WEST EDINBURGH**



Description

The site comprise a 0.3-acre corner site, and it is currently used as a yard with a four-car garage and five shipping containers.

Price

Our client is inviting offers over £150,000 for freehold interest

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the owner/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Emily Anderson

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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