

**FOR SALE**  
**DEVELOPMENT OPPORTUNITY (STP)**



**70 Katesmill Road,  
Edinburgh, EH14 1JF**

- Development opportunity within established mixed-use setting (subject to planning)
- Incorporating existing building (former squash courts)
- Extensive secure yard and open grass land
- Accessed via Katesmill Road from Colinton Road in an affluent Edinburgh suburb
- Extending to approximately 1.265 acres (0.512 hectares)





To arrange a viewing please contact:



**ROSS CHINNERY**

**Director**

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07584 061 146

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: May 2026

#### RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a rateable value of £48,100, effective from 1st April 2026.

#### EPC

Available on request.

#### PRICE

Offers Invited for the heritable interest (freehold)

Please note that the preference is for clean unconditional bids subject to title and contract only.

#### FURTHER COSTS

Each party to bear their own legal costs. The purchaser will be responsible for any LBTT and registration dues incurred therein.

#### AML

Parties will be required to comply with statutory anti-money laundering checks.

#### VIEWINGS

Viewings are to be arranged through the sole selling agents.

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.