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Add: Cockburn & Co.
Burngill Place
Main Street
Bridge of Weir
PA11 3PF

GSPC
PROPERTY

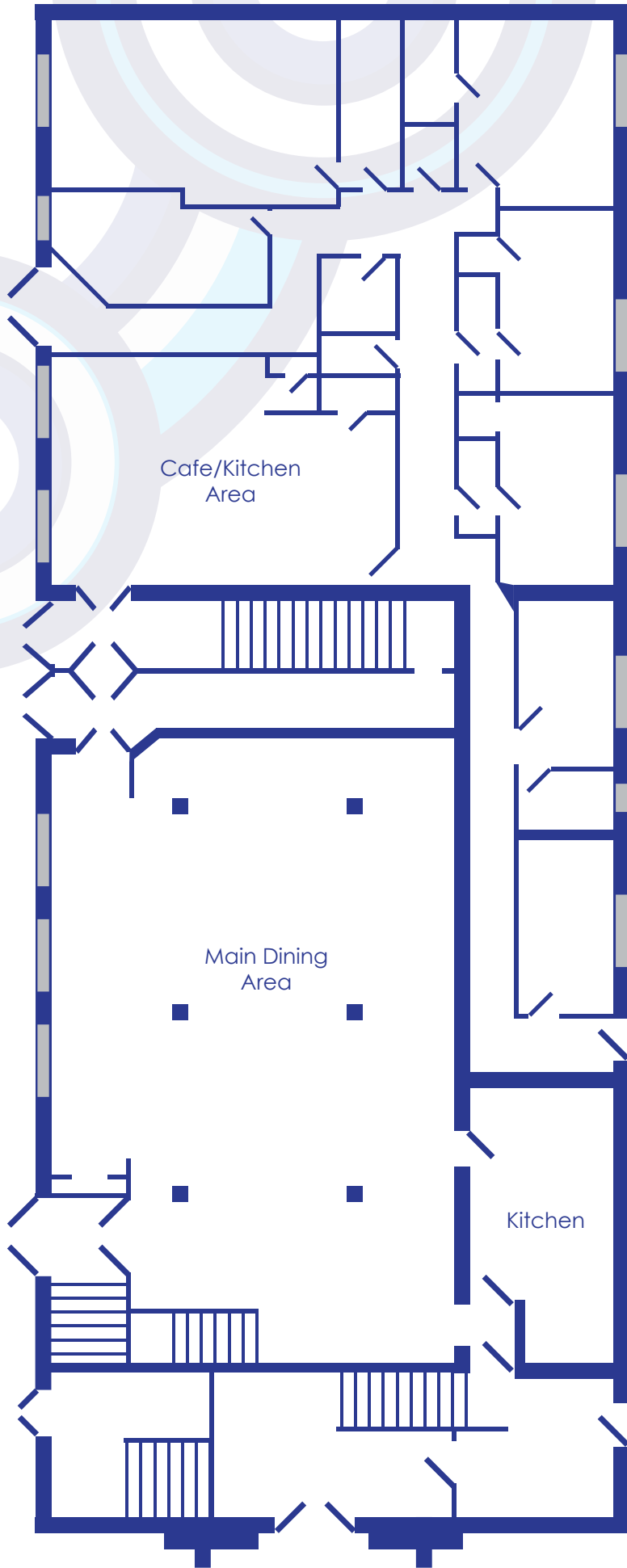
GSPC REF : 232741

Cockburn
& Co.
Solicitors
Bridge Of Weir

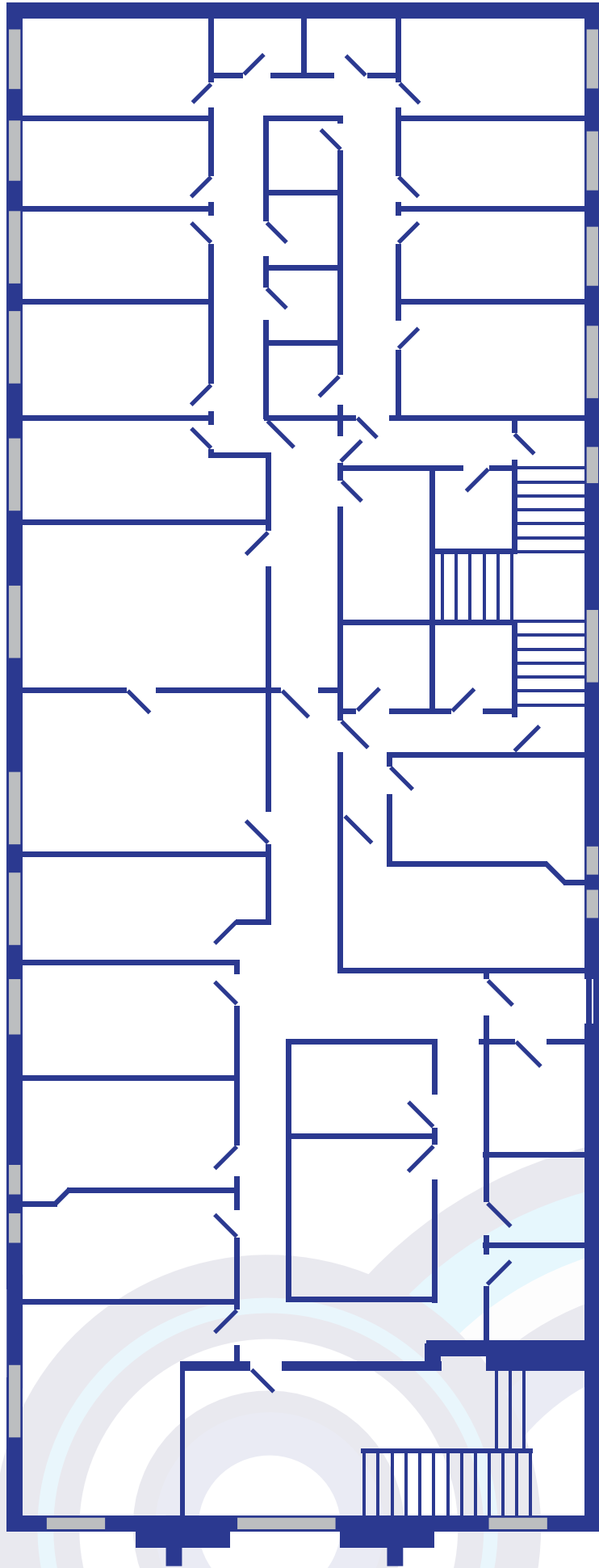
**55 LOTHIAN STREET,
OLD TOWN,
EDINBURGH
EH1 1HE**

OFFERS OVER £1.5M





Ground Floor



First Floor

Floor Plans are not to scale.
They are provided as a visual aid only.



Basement

This is a unique opportunity to acquire a B listed former Church and Hall occupying a prime corner location on Lothian Street and Bristo Place, opposite Edinburgh University and McEwan Hall. Currently licensed for use as a care home for 20 people. The property would also be suitable for commercial or residential development subject to the appropriate consents being obtained.

Located within the City's historic Old Town on a particularly convenient site ideal for Edinburgh University and access to the finest amenities of the City Centre. There is an excellent range of local shopping with numerous cafes, restaurants, cinemas and theatres all in close proximity. A frequent and effective public transport service operates nearby to many parts of the City and the property is also within easy access of Waverley train station.

ACCOMMODATION

The premises are on 3 levels and extend in total to approximately 1364 m².

GROUND FLOOR

Main Dining Hall with Kitchen off. There is also a separate Café/Kitchen with direct access from Bristo Place plus office, 2 bedrooms, storage rooms, toilets etc.

FIRST FLOOR

20 bedrooms in a horseshoe formation plus toilets, shower rooms, laundry facilities plus storage.

LOWER GROUND FLOOR

Multi purpose refurbished area suitable for a variety of uses (presently used for yoga classes) plus office and storage areas off.

As the premises are licensed for use as a care home there are the required fire escapes and exits, to comply with this use. Gas central heating

EPC

Band G

DIRECTIONS

From Edinburgh Waverley Train Station/Princes Street proceed up south and North Bridge (The Bridges) until you reach The University of Edinburgh Old College, turn 1st right after Old College into South College Street, South College Street leads into Lothian Street where the property is situated. The property looks out to Edinburgh University McEwan Hall and precincts.

VIEWING

Highly recommended and is by appointment only.

Telephone Cockburn & Co., on 01505 690500

or send an email to:

admin@cockburnandco.com.

We would recommend that all interested parties register their interest.

ENTRY

By negotiation.

OFFERS

Offers in writing are invited and should be submitted to:

Messrs. Cockburn & Co., Solicitors,
Burngill Place,
Main Street,
Bridge of Weir.

Telephone 01505 690500.

Fax 01505 690235.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed.

Measurements are approximate and in most cases are taken with a digital/sonic measuring device. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.