



[View Online](#)

Silvan House 231...

231 Corstorphine Road
Edinburgh EH12 7AR



88,955 sq ft detached office
building on a 2.171-acre site
near Edinburgh city centre

Type For Sale

Size 88,955 sq ft

Price Offers in excess of
£7,500,000

mc2-offices.com

0141 266 0717

Description

Silvan House, designed by Hugh Martin and Partners, was completed in the early 1970s and spans approx. 88,955 sq ft over five floors. Each typical floor offers around 17,741 sq ft, and the site includes 156 car parking spaces.

The office floors at Silvan House are bright and open-plan, with upper levels offering stunning panoramic views of Corstorphine Hill and the Pentland Hills.



Silvan House 231...

231 Corstorphine Road
Edinburgh EH12 7AR

88,955 sq ft detached office
building on a 2.171-acre site
near Edinburgh city centre

Type For Sale

Size 88,955 sq ft

Price Offers in excess of
£7,500,000

mc2-offices.com

Specification

- Rare opportunity to acquire a detached office building in Scotland's capital city
- Located within the heart of Edinburgh's Corstorphine suburb
- Substantial Heritable (similar to English Freehold) site comprising 2.171 acres (0.870 hectares)
- and provides 156 car parking spaces.
- The property will be sold subject to a lease to Edinburgh Printmakers Limited expiring 10 December 2026
- Offers are invited, subject to missives and exclusive of VAT for the heritable interest



Silvan House 231...

231 Corstorphine Road
Edinburgh EH12 7AR

88,955 sq ft detached office building on a 2.171-acre site near Edinburgh city centre

Type For Sale

Size 88,955 sq ft

Price Offers in excess of
£7,500,000

mc2-offices.com

0141 266 0717

Accommodation

Name	sq ft	sq m	Availability
4th	17,748	1,648.84	Available
3rd	17,758	1,649.77	Available
2nd	17,741	1,648.19	Available
1st	17,760	1,649.96	Available
Ground	17,948	1,667.42	Available
Total	88,955	8,264.18	



Silvan House 231...

231 Corstorphine Road
Edinburgh EH12 7AR

88,955 sq ft detached office building on a 2.171-acre site near Edinburgh city centre

Type For Sale

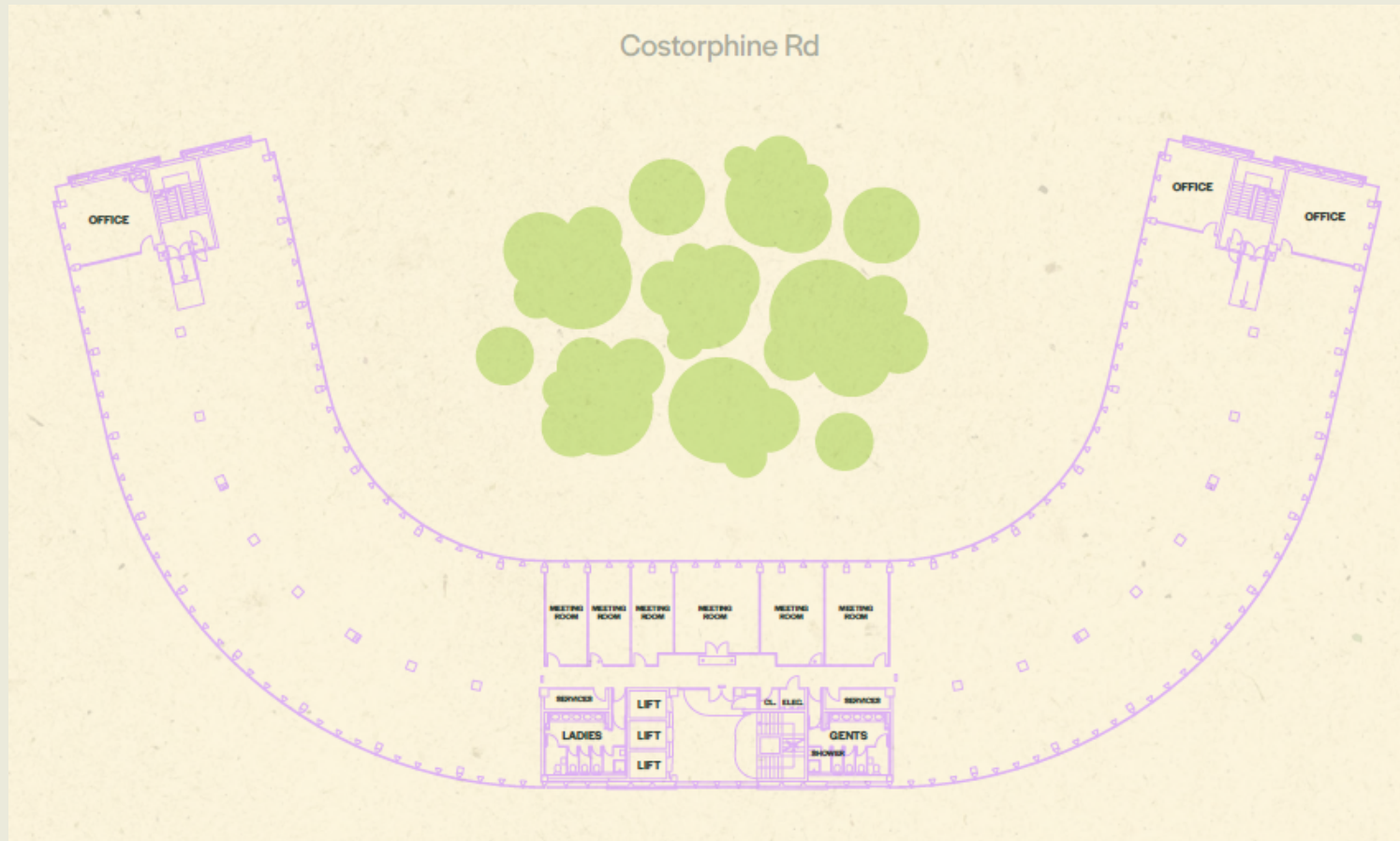
Size 88,955 sq ft

Price Offers in excess of
£7,500,000

mc2-offices.com

0141 266 0717

Floor Plan



Silvan House 231...

231 Corstorphine Road
Edinburgh EH12 7AR

88,955 sq ft detached office
building on a 2.171-acre site
near Edinburgh city centre

Type For Sale

Size 88,955 sq ft

Price Offers in excess of
£7,500,000

mc2-offices.com

0141 266 0717



Silvan House 231...

231 Corstorphine Road
Edinburgh EH12 7AR

88,955 sq ft detached office
building on a 2.171-acre site
near Edinburgh city centre

Type For Sale

Size 88,955 sq ft

Price Offers in excess of
£7,500,000

mc2-offices.com

0141 266 0717

Location

Silvan House is located about 2.5 miles west of Edinburgh city centre, with excellent access to the City Bypass, motorway network, and Edinburgh Airport. It's well-served by public transport, including nearby bus routes and Balgreen Tram Station (800m away). The building is close to Corstorphine village, offering shops, cafés, bars, and restaurants, with a Holiday Inn directly opposite.



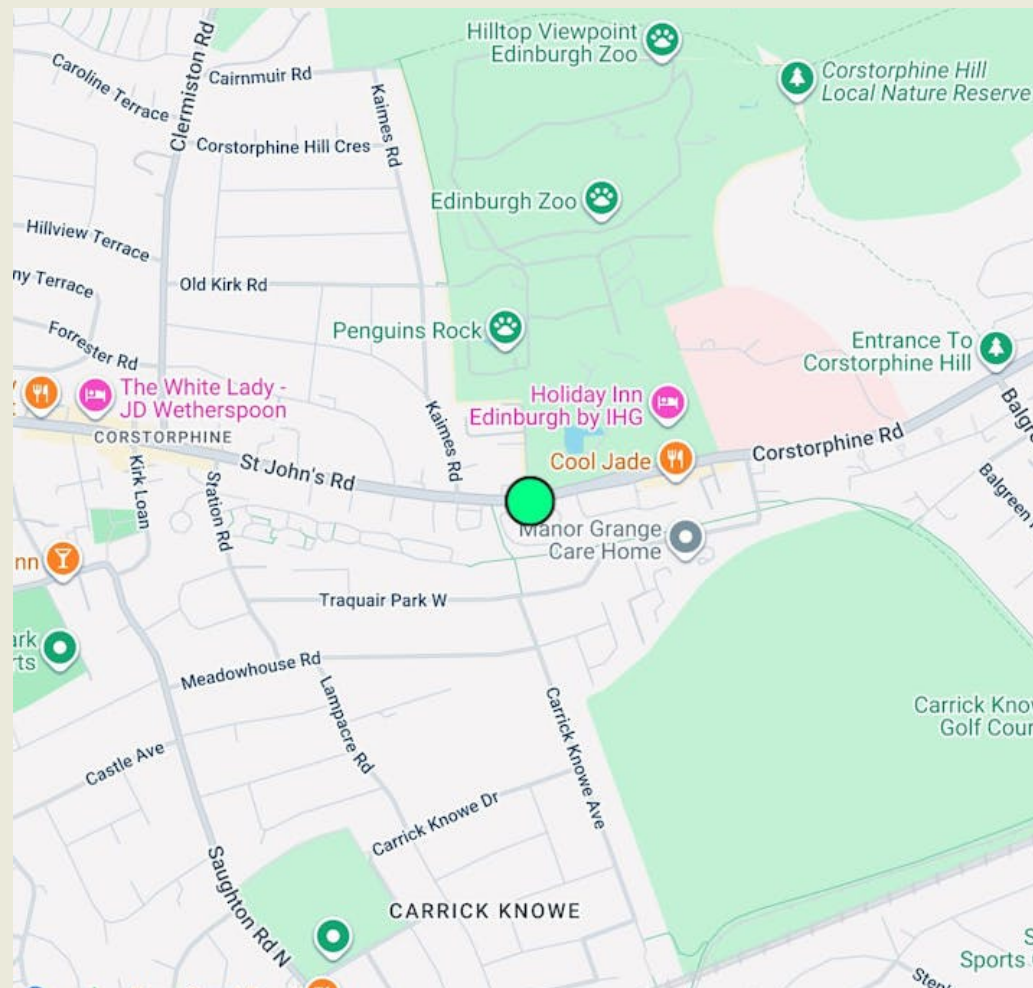
Balgreen Tram Station
Slateford station
Haymarket station



Edinburgh Airport



The Gyle shopping centre



Silvan House 231...

231 Corstorphine Road
Edinburgh EH12 7AR

88,955 sq ft detached office
building on a 2.171-acre site
near Edinburgh city centre

Type For Sale

Size 88,955 sq ft

Price Offers in excess of
£7,500,000

mc2-offices.com

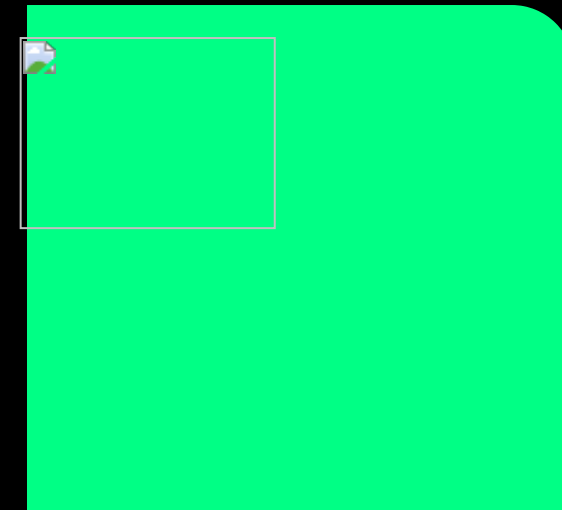
0141 266 0717

We are an independent real estate agency, with expert local knowledge of Scotland's cities and towns. We ensure our clients, whether landlord or tenant, vendor or purchaser, receive the best advice. Offices are at the heart of what we do and it's been our passion since 1995.



Member of corfac.com

MC2 gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or missives. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by MC2 has any authority to make any representation or warranty whatsoever in relation to this property. MC2 is the licensed trading name of MC2 (Glasgow) Ltd. Company registered in Scotland no SC704375. Registered office: 9 Royal Crescent, Glasgow G3 7SP. Generated on February 2026



Andy Cunningham
Founder
andy@mc2-offices.com
07793 808 490

Colin Mackenzie
Founder
colin@mc2-offices.com
07912 805 890

mc2-offices.com

0141 266 0717