

**FOR SALE**

OFFICE/ DEVELOPMENT OPPORTUNITY

**GRAHAM  
SIBBALD**



## 11 John's Place Edinburgh EH6 7EL

- Great opportunity to purchase Grade B listed semi detached stone villa
- Situated opposite Leith Links in leafy suburb
- Excellent transport links with several tram stops 5 minutes away
- Suitable for a variety of uses subject to planning
- Overall, NIA: 337.69 Sq M (3635 Sq Ft)
- Offers over £950,000

## LOCATION

The subjects are located within Scotland's capital city of Edinburgh, which at present has a resident population of circa 515,000 persons and is considered one of the United Kingdom's strongest regional economies, comprising the country's commercial, cultural and political hub. The population is projected to increase to circa 585,000 by 2030.

More specifically, the subjects are situated immediately west of the Leith Links Public Park and the surrounding locality is predominantly of a private residential nature but incorporating a number of other similar type offices, guesthouse operators and local retailers throughout the vicinity.

The location has benefited from the recently extended Edinburgh tram service to Leith and Newhaven, which is incorporated upon the nearby Constitution Street thoroughfare. This is expected to improve the local economy including the commercial and residential property sectors and it makes the subjects much more accessible. The subjects are located within a locale of a mixture of residential and commercial properties.

The location benefits from further strong surrounding transport activity via road networks and public bus services all being immediately accessible.

Leith itself has been regenerated over the years and is only gaining in popularity.

The specific location can be seen on the appended map.

## DESCRIPTION

The subjects comprise a substantial semi-detached stone built former church rectory surmounted by a pitched and slate roof formerly utilised as office accommodation being B Listed in nature.

The subjects are arranged over lower ground, ground and two upper levels. To the front and side of the property garden ground with tarmacadam car parking facilities are provided, whilst towards the rear a single car garage of brick and stone construction, all of which is held under a pitched and slated roof. We would note the substantial car parking/garden element as real benefit with there being less and less car parking available within the city and indeed Leith itself.

The subjects are accessed via stone steps from the front garden ground with a secondary means of access being available adjacent to the garage towards the rear.





Internally, the accommodation is similar throughout forming cellular office accommodation at ground and upper floor levels. The accommodation benefits from timber floors, generally being carpeted, with sections having linoleum and sanded and sealed finishes. Walls are largely plastered and painted with ceilings being of a full height lath and plaster design incorporating intricate cornice work. A high degree of natural daylight is provided to the accommodation via timber frame sash and case windows, with Velux windows noted at attic level.

At lower ground floor level, further toilet facilities are provided with the basement accommodation providing further ancillary storage.

The ground and upper levels are interconnected by way of internal timber and carpeted stairs. Tea preparation facilities are provided at ground and attic levels with toilet facilities being located on each level throughout.

The subjects benefit from mains electricity, gas and water supplies, whilst we assume drainage is connected to the main sewage system.

### ACCOMMODATION

We have measured the property in accordance with the RICS code of Measuring Practice 6th Edition on a Net Internal Area basis in the order of:

Area/Floor	Sq M	Sq Ft
Lower ground	47.42	510
Ground	96.13	1035
First	108.14	1064
Second	86	926
<b>Total</b>	<b>337.69</b>	<b>3635</b>

### EPC

A copy of the Energy Performance certificate (EPC) can be given upon request.

### PRICE

Offers over £950,000 are sought for our client's heritable interest within the property.

### RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note the rateable value to be: £38,500

### LEGAL EXPENSES AND VAT

Each party will be responsible for their own legal expenses incurred within this transaction.

The subjects are not elected to tax and therefore no VAT is payable on the purchase price.

### 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.



For any queries or to arrange a viewing, please contact —

**GRAHAM SIBBALD**



**Ross Chinnery**  
Associate  
07584 061 146  
ross.chinnery@g-s.co.uk



**Corann Henderson**  
Graduate Surveyor  
07776844275  
Corann.henderson@g-s.co.uk

### 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.

Therefore, the seller requests that any offer should include the following anti-money laundering disclosures.

In the case of a legal entity, the identity of any individual who owns or controls more than 25% of the shares or voting rights in that legal entity.

Ultimate Beneficial Ownership: the identity of the natural person(s) who ultimately owns or controls the offeror and/or the person on whose behalf a transaction is being conducted.

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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2025