An aerial photograph of a residential neighborhood in Loanhead, Midlothian. A large, multi-story building with a red roof and a red-tinted ground area in front of it is highlighted with a red border. The surrounding area consists of numerous smaller houses and streets.

FORMER NURSING HOME

- > EXTENSIVE CARE HOME RESIDENCE
- > LOCATED IN THE HEART OF LOANHEAD, MIDLOTHIAN
- > SUITED FOR RESIDENTIAL DEVELOPMENT
- > **OFFERS OVER £550,000**
- > PREMISES EXTENDS TO 816 SQM / 8,782 SQFT
- > SITE BOUNDARY EXTENDS TO 0.45 ACRES
- > IN CLOSE PROXIMITY TO STRAITON RETAIL PARK AND EDINBURGH CITY BYPASS

FOR SALE

21 HAWTHORN GARDENS, LOANHEAD, EH20 9EQ

CONTACT: Steven Clarke, steven.clarke@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk
Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION



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

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Steven Clarke steven.clarke@shepherd.co.uk & Emily Anderson emily.anderson@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

DESCRIPTION

The subject comprises a former care home facility which centres around a traditional, stone built, Georgian villa. The care home sits on a generous 0.45acre site and consists of the main villa, traditional stone build coach house, rear extension and side annex extension. Within the grounds are gardens both back and front as well as generous parking facilities' to the side of the main villa and in front of the annex extension. Internally the property has been specifically designed for care home use and consists of predominantly individual bedrooms in the main villa and side annex extension. Also within the facility is a commercial kitchen, dining room area, lounges, WC/Shower facilities and care home offices for staff. The site would be well suited to continued care home use or residential development.



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ACCOMMODATION	SqM	SqFt
Main Villa (GF & 1F)	252	2,706
Annex's (GF)	462	4,976
Coach House (GF & 1F)	102	1,099
TOTAL	816	8,782

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

LEGAL COSTS

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

EPC

Released on application

VAT

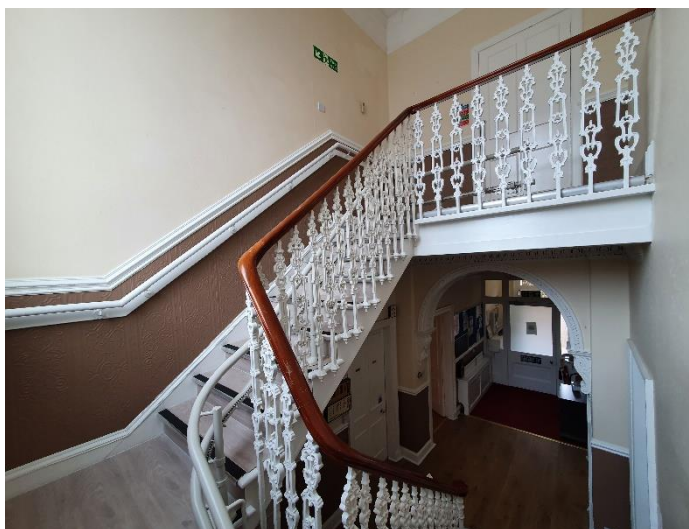
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT

RATEABLE VALUE

The subjects are currently entered into the Scottish Valuation Roll at £34,300 resulting in annual payable rates of approximately £16,807 subject to tenant circumstances. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

PRICE

The subjects are offered on a freehold basis at offers over £550,000.



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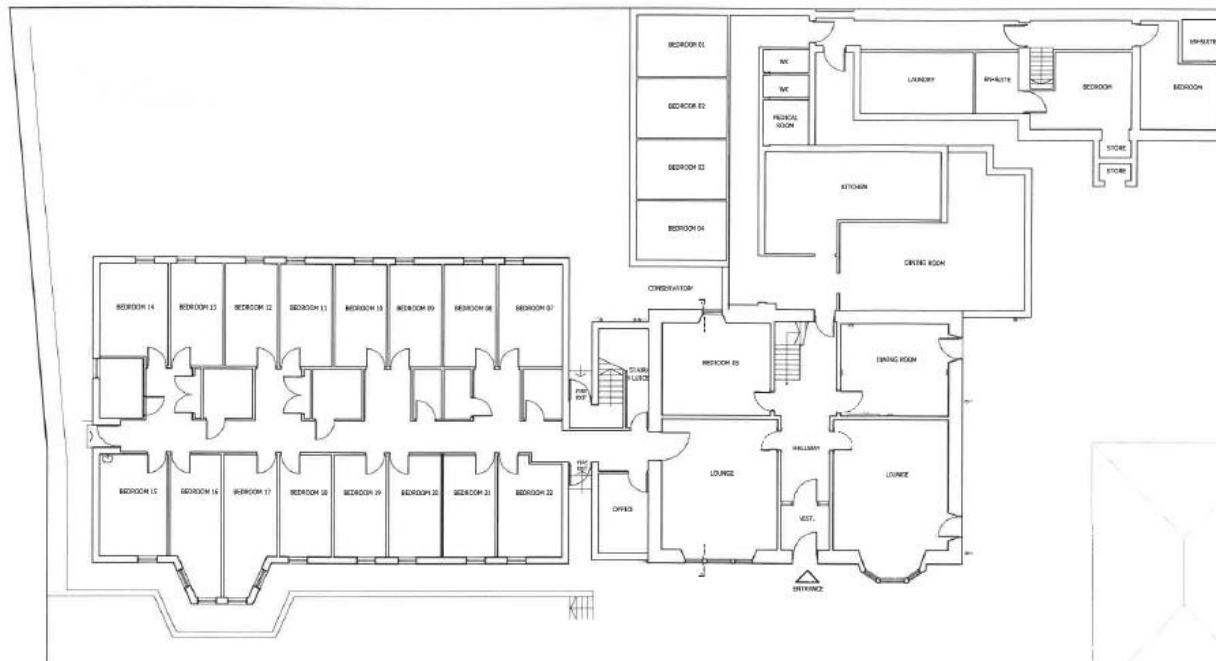
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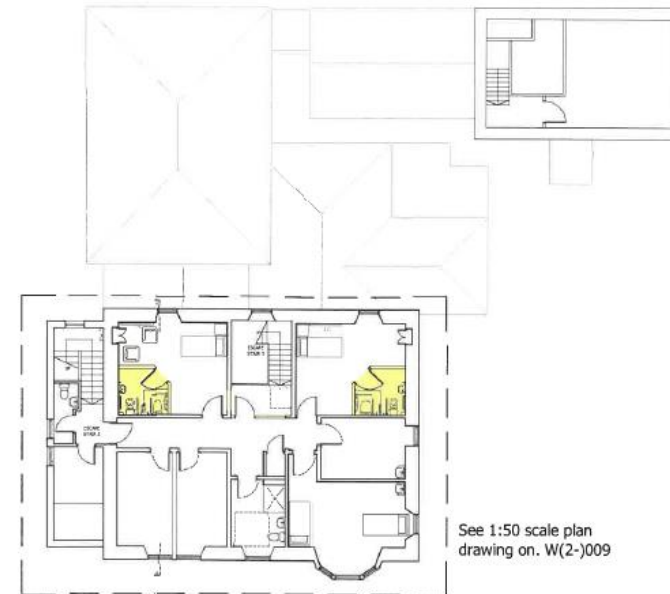
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01 | GROUND FLOOR AS PROPOSED
SCALE 1:200@A3



02 | FIRST FLOOR AS PROPOSED
SCALE 1:200@A3

See 1:50 scale plan
drawing on. W(2)-009

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