



ALLIED SURVEYORS SCOTLAND

Tel. 0131 357 4455 @AlliedEdinburgh
www.alliedsurveyorsscotland.com

LOCATION

The Corstorphine district of Edinburgh is situated approximately 7 miles west of the city centre. It benefits from excellent communication links and a wide range of local amenities including the Gyle Shopping Centre less than 1 mile away.

Turnhouse Road is accessed from both the southside and northbound carriageway of the A8 Glasgow Road with the subjects situated on the north side of the street.

The area is ideal for commuting, with easy access to A8 linking Edinburgh Airport, the A90, M8 & M9 together with the Edinburgh City Bypass (A720). Also close at hand is West Craigs Industrial Estate.

DESCRIPTION

The subjects comprise an end of terrace, single lock-up garage of brick construction with a flat felt roof and a metal up and over door.

The garage offers an ideal opportunity for vehicle security perhaps by a local resident or would make an excellent lockable storage unit/workshop. The door height is 2.1 m.

There is no electricity or water connection in the garage.

ACCOMMODATION

According to our recent measurement survey, the subjects have an approximate area as follows:

4.74 x 2.53

12 sq m (129 sq ft)

VIEWING AND FURTHER INFORMATION

By contacting either of the sole letting agents: Allied Surveyors Scotland Ltd.

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PRICE

Offers over £25,000 are invited for our client's heritable interest in the subjects.

TENURE

The property is held on a Heritable title (Scottish equivalent of English freehold).

VAT

VAT is not applicable to the purchase price.

TENURE

Heritable (Scottish equivalent to English freehold).

LEGAL COSTS

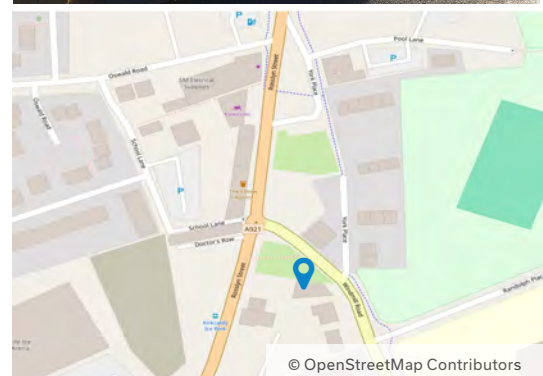
Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.



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