



**£600,000** offers in the region of

- Residential / commercial development site
- Plans available on request
- Subjects extend to 0.84 acres



## Location

The site is located at the north east corner of Morris Road and Bryans Road in a predominantly residential area close to the centre of the village Newtongrane. Newtongrane is a former mining village situated in the county of Midlothian and approximately 8 miles south of Edinburgh City Centre. Following the demise of the coal industry, the village and surrounding area are improving rapidly with numerous speculative housing developments ongoing.

## Description

The L-shaped site slopes gently from the south to north with vehicular access from Morris Road with the majority of site frontage also to Morris Road. All services are currently available on site and the existing buildings are currently in use as workshop and storage facilities with large surfaced car park area.





## Description

### Accommodation

The site extends to 0.84 acres or thereby. The existing workshop area extends to approx 2700 square feet (250 sq m) and the storage facility 4500 square feet (442sq m). The existing buildings are of basic brick and timber construction and both are currently let on a month to month basis.

### Price

This property is offered for sale at offers in the region of £600,000.

### Legal Costs

Both parties are responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease including Stamp Duty or VAT applicable.

### VAT

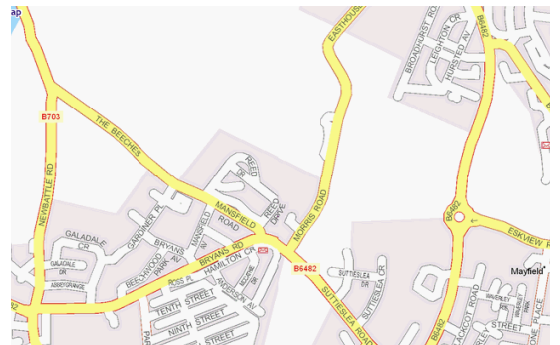
All prices, rents and outgoings are quoted exclusive but may be liable to VAT.

### Entry

On completion of Legal Formalities.

### Viewing

Strictly by appointment only with IME Property Group  
0131 228 4785  
info@ime.co.uk



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SHOULD YOU REQUIRE A FREE VALUATION PLEASE CALL.