

64- 68

Morningside
Drive
Edinburgh

EH10 5NU

For Sale Prime Residential Development Opportunity

Demolition of existing property and development
of 3 generous townhouses
Detailed Planning Permission obtained

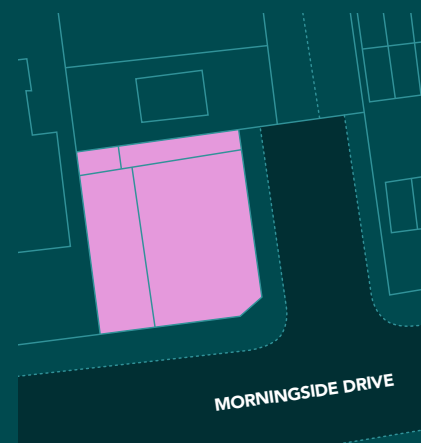


64- 68

Location

The property is located on the north side of Morningside Drive, in the popular suburb of Morningside. Morningside is one of Edinburgh's most sought after suburbs due to its attractive housing, access to open green spaces, proximity to good local schooling and range of shops, café and restaurants.

The area is predominantly residential with traditional terraced and semi-detached housing. Morningside Park is located to the north and a high level of amenity is located along Morningside Road. Open space is within walking distance at Craiglockhart Hill, The Meadows and Hermitage of Braid / Blackford Hill.



Morningside Road provides a wide range of independent and national boutiques, cafés, restaurants and a cinema. There are also local M&S and Waitrose supermarkets and excellent bus links into Edinburgh City Centre.

The property sits within the catchment of South Morningside Primary and Boroughmuir High School. Boroughmuir High was voted Scottish Secondary School of the Year in 2018 and in May 2020 Boroughmuir topped the list of Edinburgh's secondary schools based on Higher exam results (The Sunday Times).



64- 68

Description

The property comprises a single storey building across 64, 66 and 68 Morningside Drive formerly used as a nursery and now vacant. There is front and rear access to each property.

The property benefits from a detailed planning permission for 3 townhouses designed by Block 9 architects (REF: 20/00549/FUL). The proposed development involves the complete demolition of the existing building and the construction of three townhouses. Each townhouse extends to 5 bedrooms set over four floors. The proposals are designed to maximise ground floor open plan family living, south facing gardens and north and south facing balcony space on the top floor. The townhouses have on street car parking.



Internally the units extend to c. 2,220 sq ft. Each unit has a basement level accommodating one bedroom and a games / cinema room, ground floor open plan kitchen, dining and living accommodation, with four bedrooms across the first and second floors. The third floor has a family room with north and south facing balconies.

The development is of attractive buff sandstone, decorative timber and slate construction.

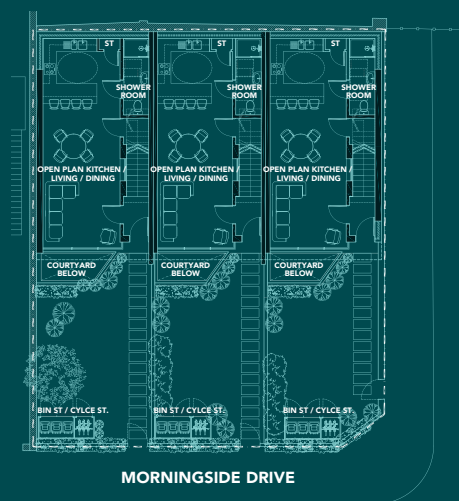
The site is located within the Plewlands Conservation Area and there are no listed buildings on site. There is a small substation to the north of the site.



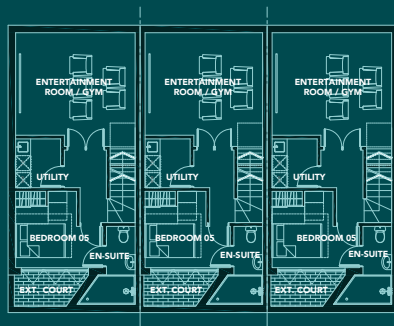
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Floor Plans

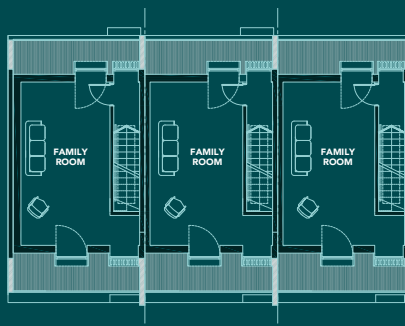
Ground Floor



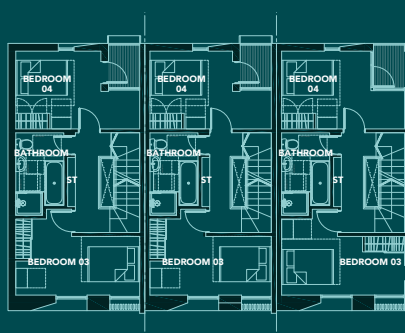
Basement



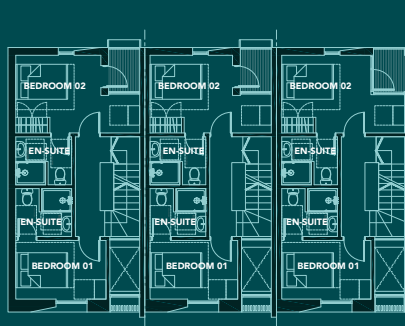
Third Floor



Second Floor



First Floor



Interested Parties

Interested parties are advised to note their interest in writing to the sole selling agent JLL. Offers are invited for the Heritable interest in the Property.

The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

Further Information

For all viewing enquiries and requests for further information, please contact Makela Milne or Jason Hogg in the Residential and Development Land team at JLL.



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