

## For Sale

### Residential Development Opportunity



---

Site extends to approximately  
0.57Ha (1.4 acres)

---

Potential for flatted development  
of c.70 units



### Clovenstone Gardens, West Edinburgh

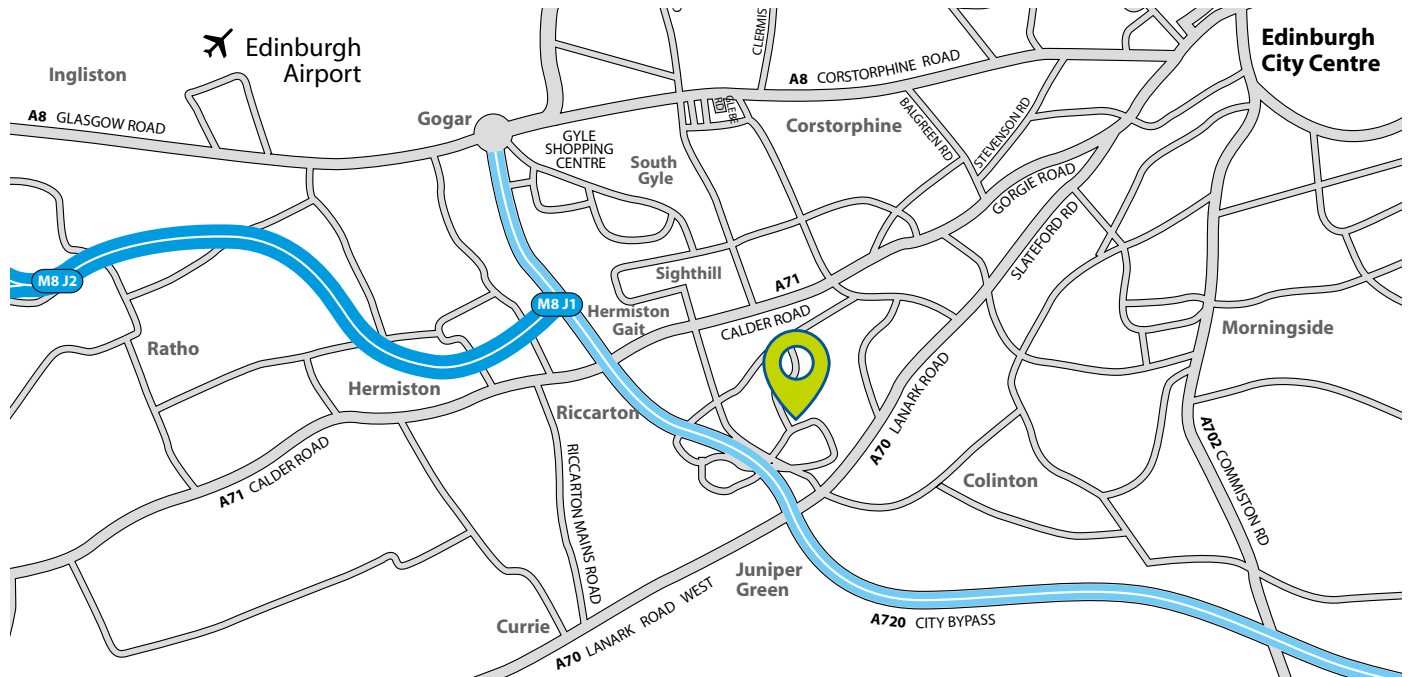


0.57Ha (1.4 acres)

**LOCATION**

The site is located in south-west Edinburgh approximately 4 miles south-west of the city centre within the Clovenstone area. The location is close to the A720 city bypass and just north of the A70, a main arterial route into the city centre.

More specifically, the site sits just to the north of Clovenstone Gardens at its junction with Clovenstone Road. Clovenstone Primary School is approximately 200 m south of the site. The City of Edinburgh Council care home, Clovenstone House, is approximately 200 m to the east of the site.



1. Clovenstone Primary School
2. Clovenstone House Care Home
3. Kingsknowe Golf Club
4. Kingsknowe Rail Halt
5. A70 Lanark Road
6. Sainsbury's

### THE OPPORTUNITY

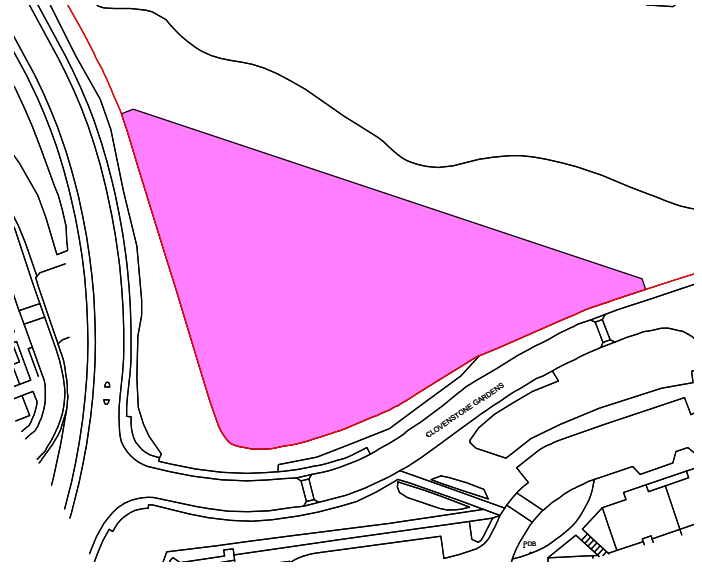
The site is currently part of Kingsknowe Golf Course and is surplus to requirements. The site is triangular shaped, roughly level, and with access from Clovenstone Gardens. It is set amongst mature landscaping and has attractive elevated views over the golf course to the north. An indicative architectural layout is available and suggests capacity for approximately 72 apartments.

### PLANNING

The site currently forms part of the Kingsknowe Golf Club and as such it sits within an area designated as open space within the adopted (2016) Edinburgh Local Development Plan. The land does not form part of the golf course and is not accessible to the public. Further enquiries on planning should be made the City of Edinburgh Council Planning Department.

### OFFERS

Offers are invited for the benefit of the heritable interest in the site and will be considered on a subject to planning basis.



### FURTHER INFORMATION & VIEWING

For further information and to arrange an inspection of the site, please contact the sole selling agent Ryden:

David Fraser

david.fraser@ryden.co.uk

0131 473 3273

Cameron Whyte

cameron.whyte@ryden.co.uk

0131 473 3230