



AN EXCELLENT OPPORTUNITY TO PURCHASE A COMMERCIAL PROPERTY LOCATED IN A HIGH FOOTFALL AREA



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McEwan Fraser Legal is pleased to present to the market an exceptional commercial investment opportunity situated in a prominent, high-footfall location within the desirable Meadowbank area of Edinburgh.

The premises, offered with vacant possession, benefit from a versatile operational history, having most recently functioned as a barber shop, with prior use as a dog grooming salon and an office and meeting facility. This flexibility makes it suitable for a wide range of business types, including retail, professional offices, or as an acquisition for a commercial investment portfolio.

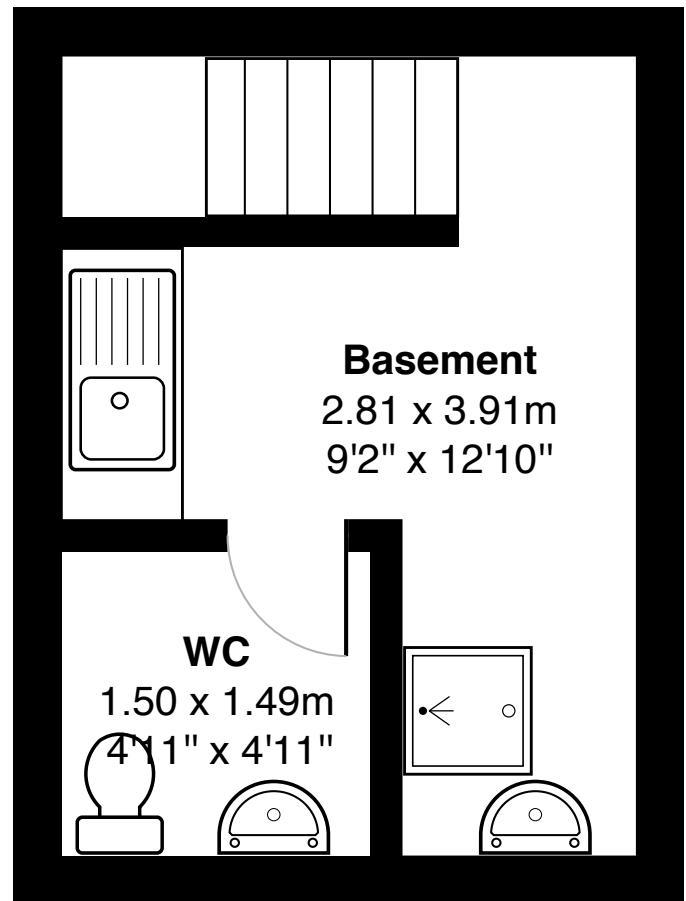
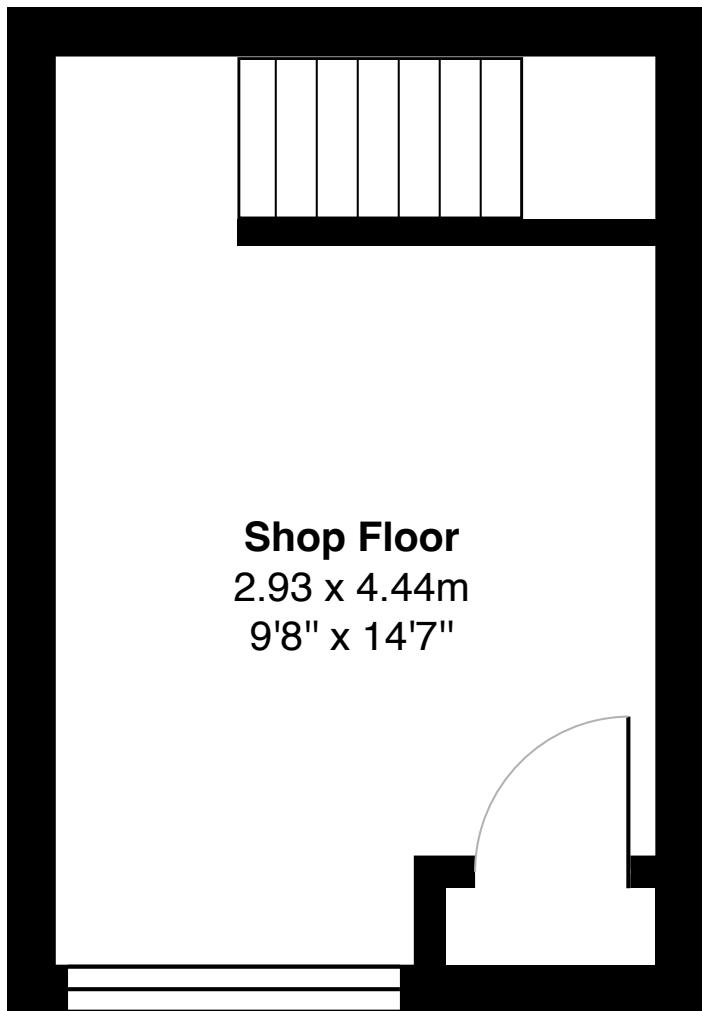
The property is fully compliant and ready for immediate occupation, representing a turnkey investment proposition. The accommodation comprises a welcoming ground-floor retail space, secured with external shutters, and a practical basement level, which includes useful staff facilities with a WC and a kitchenette.

Overall, the property is a flexible investment with high footfall in the city of Edinburgh located adjacent to the well established Meadowbank Retail Park and the newly refurbished Meadowbank Sports and residential area.

The Property







Services: Electricity, drainage and water

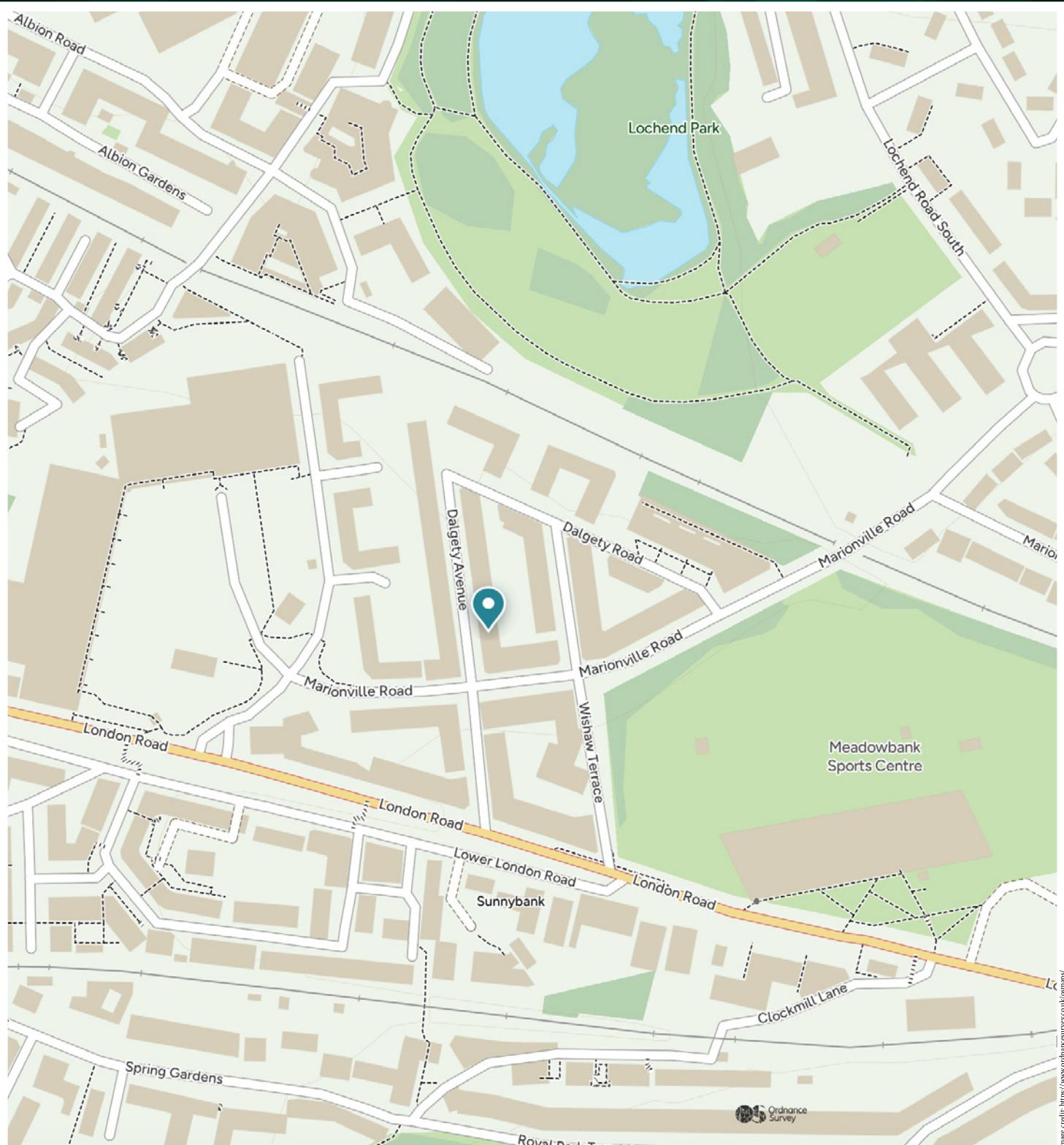
Tenure: Freehold

Gross internal floor area (m²): 24m²



Meadowbank, Edinburgh offers outstanding local amenities including the recently refurbished Meadowbank Sports Centre and Meadowbank Retail Park. The property is located immediately adjacent to Holyrood Park, and offers easy access to public transport links.





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