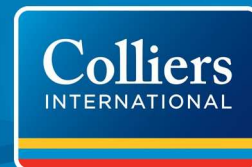


**FOR SALE**

**Residential Development Opportunity  
Offers around £475,000**



## Monktonhall Terrace, Musselburgh East Lothian, EH21 6ER

- **Detailed Planning Permission for 12 houses**
- **No affordable housing**
- **Excellent opportunity to create riverside development, adjacent to Monktonhall Golf Course**
- **Close proximity to the A1 and the Edinburgh City Bypass**

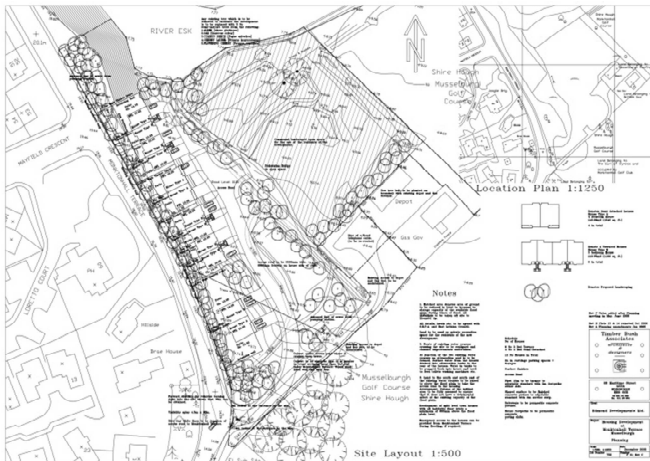
### **Contact**

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andrew.mcnab@colliers.com

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# Monktonhall Terrace, Musselburgh



## DESCRIPTION

The development site is located in a popular residential area, close to the A1 and the Edinburgh City Bypass. It is set alongside the River Esk and benefits from views across the river, Monktonhall Golf Course and towards Inveresk.

The site area is 1.47 Hectares (3.63 acres)

## DIRECTIONS

From the Old Craighall junction of the A1/City Bypass follow the B6415 towards Musselburgh. Follow the road for approximately half a mile where the site is located on the right hand side of Monktonhall Terrace.

## DEVELOPMENT CONFIGURATION

Planning Permission was granted for 8 x three bed terraced properties and a further 4 x four bed semi-detached properties. There is provision for curtilage parking spaces plus garage spaces. Positive discussions have also been had with the Planning Authority about an alternative Development Scheme of 36 flatted dwellings.

Plans are available for this on request from the agent.

## AFFORDABLE HOUSING

There is no need, under the existing planning permission, for affordable housing to be provided on site.

Plans and information relating to the development of the site including a site investigation report can be obtained from the selling agents.

## VIEWING

The site is open for viewing and can be accessed by foot from the road leading from Monktonhall Terrace at the southern end of the site.

## PRICE

Offers are invited for the freehold of the property. Any offer should be couched in Scottish Legal Terms and sent by fax, email or in written form to Andrew McNab at Colliers International:

1c Exchange Crescent  
1 Conference Square  
Edinburgh  
EH3 8UL  
United Kingdom  
Tel: 0131 240 7521  
andrew.mcnab@colliers.com

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28/05/15

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