

200 - 202 Queensferry Road, Edinburgh, EH4 2BN

This mixed-use property, in a prime Edinburgh location, with development potential presents an excellent opportunity for both investors and business owners.



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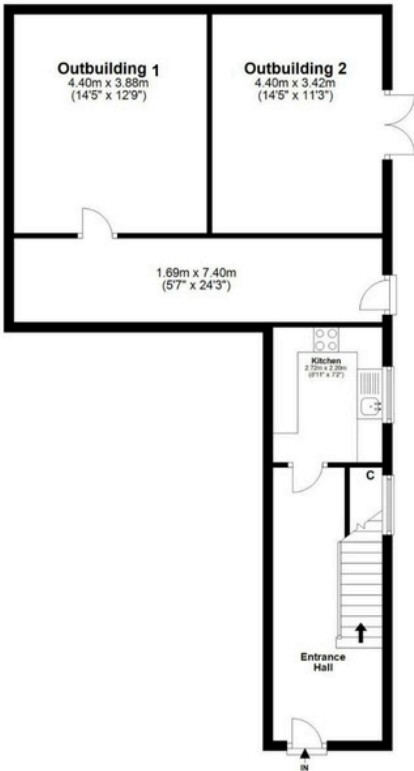


Situated within an established and vibrant area

- 3 Double bedrooms
- Outbuildings
- Prime location with high visibility and strong local trade
- Substantial footprint with scope to add value across areas
- Potential for attic conversion and rear extension (subject to planning)
- Excellent access to the city centre, airport and key commuter routes

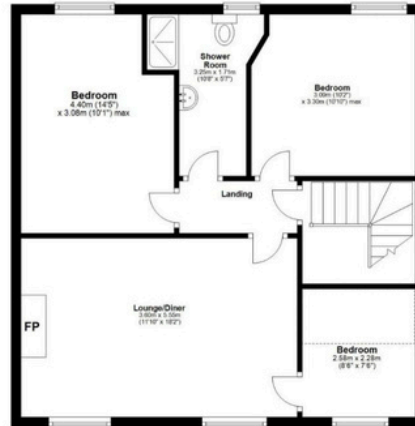
200 - 202 Queensferry Road, Edinburgh, EH4 2BN

Ground Floor

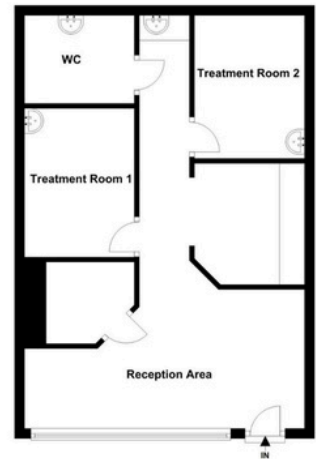


Main area: Approx. 77.2 sq. metres (831.2 sq. feet)
Plus outbuildings, approx. 45.8 sq. metres (493.0 sq. feet)
200 Queensferry Road, Edinburgh

First Floor



Ground Floor



Total area: approx. 46.4 sq. metres (499.6 sq. feet)
200 Queensferry Road - Studio, Edinburgh

Illustration for identification purposes only, measurements are approximate, not to scale

To arrange a viewing, call
+44(0)131 287 5500 or email us
at hello@niksenproperty.com