

Development Site FOR SALE

TSA Property Consultants



11 Roseburn Street, Edinburgh, EH12 5PW

Edinburgh Development Site For sale | 0.51Ac | Former Bowling Club | V.A.T. Free | Close To Murrayfield Stadium & Screwfix

Summary

Tenure	For Sale
Available Size	0.51 Acres / 0.21 Hectares
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Located Close To Murrayfield Stadium
- Former Bowling Club
- Approx 0.51Ac
- Rare Development Opportunity
- Utilities On Site
- Clean Offers Only

11 Roseburn Street, Edinburgh, EH12 5PW

Summary

Available Size	0.51 Acres
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The site is largely rectangular in shape with access from Roseburn Street. The site currently hosts multiple 2 storey and single storey buildings at the westernmost end of the site containing, function room, kitchen, lounge, changing rooms, w.c. facilities, bar, conservatory and offices.

AREA

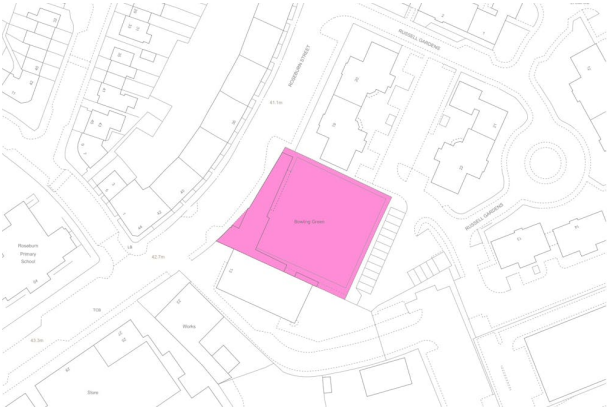
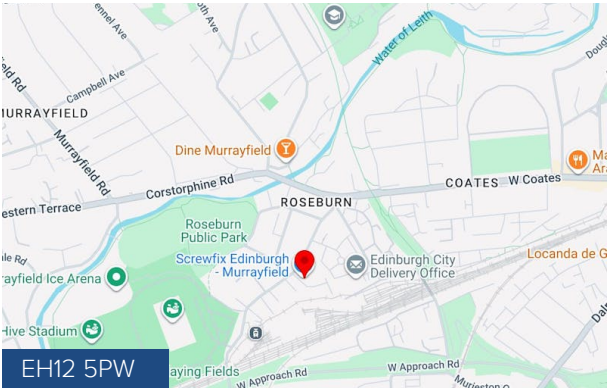
The extends to approximately 2,062sqm (0.51Acres)

Location

The site is located on the easternmost side of Roseburn Street within the Roseburn area of Edinburgh.

Roseburn is a small residential district located in the west of Edinburgh, Scotland, situated along the Water of Leith between Murrayfield and the Gorgie/Dary area. It lies approximately two miles west of Edinburgh city centre and is characterised by a mix of Victorian and modern housing, with easy access to Roseburn Park and the popular Murrayfield Stadium. With a population of several thousand residents, Roseburn serves as a settled local catchment area, attracting families and professionals who value its proximity to green spaces, local amenities, and strong community feel while remaining well connected to the wider city.

The area benefits from excellent transport links. It is served by frequent Lothian Buses routes providing quick access to the city centre, Haymarket, and surrounding districts. The Edinburgh Tram network has a dedicated stop at Murrayfield Stadium, located just a short walk from Roseburn, offering convenient connections to the airport and Newhaven. Road access is good via Roseburn Street and the nearby A8, while Haymarket railway station is within easy reach for regional and national train services. The area also forms part of active travel networks along the Water of Leith walkway



Viewing & Further Information



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The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 15/07/2026



Former Beechwood Bowling Club, Roseburn Street, Edinburgh, EH12 5PW

- Located Close To Murrayfield Stadium
- Rare Development Opportunity
- Former Bowling Club
- Utilities On Site
- Approx 0.51Ac
- Clean Offers Only

LOCATION

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Roseburn is a small residential district located in the west of Edinburgh, Scotland, situated along the Water of Leith between Murrayfield and the Gorgie/Dalry area. It lies approximately two miles west of Edinburgh city centre and is characterised by a mix of Victorian and modern housing, with easy access to Roseburn Park and the popular Murrayfield Stadium. With a population of several thousand residents, Roseburn serves as a settled local catchment area, attracting families and professionals who value its proximity to green spaces, local amenities, and strong community feel while remaining well connected to the wider city.

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SITE

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AREA

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SALE

The site is for sale on a freehold basis. Our clients are seeking clean offers only and will not entertain offers with suspensive conditions.

V.A.T.

We understand the site is not elected for V.A.T.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

AGENCY FEES

The successful purchaser shall bear the cost of the vendors agency fees.

VIEWING

Appointments available on request

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.