

*For Sale*

# Gillis Centre Complex

100 STRATHEARN ROAD

EDINBURGH, EH9 1BB

*Investment/ Prime Development Opportunity*



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GRAHAM  
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Welcome to

# The Gillis Centre

- A rare development opportunity
- Highly sought-after, high value, central location
- Walking distance to Edinburgh City Centre
- 24,515 sqft (2,241.66 sqm) of Existing Buildings
- Site extends to c2.5 acres (1 hectare)
- Low site coverage
- Redevelopment Potential & Newbuild Opportunities
- Could suit a variety of uses (subject to planning)





## *The history of* The Gillis Centre

The Gillis Centre occupies a site of deep significance in the history of Catholicism in Scotland, closely associated with the legacy of Bishop Gillis and the post-Reformation revival of the Church.

Bishop Gillis was a significant figure in the Catholic Church in Scotland due to his initiatives in education, religious life and pastoral work.

The land was purchased in 1834 by Bishop Gillis and he was supported financially by his friend John Menzies.

In that same year, St Margaret's Convent was established on the site, this was the first post-reformation convent in Scotland.

The convent was home to the Ursulines of Jesus, who also established a girls' school on the site at that time. St Margaret's Chapel was opened the following year.

The Gillis Centre has been under Archdiocese ownership for the last 40 years, from 1986 to the present day.

# Location

The Gillis Centre lies within the highly popular and sought after Grange / Greenhill / Bruntsfield and Marchmont areas of Edinburgh situated less than two miles to the south of Edinburgh city centre.

More precisely, the subjects are strategically positioned on the north side of Strathearn Road, at its intersection with Whitehouse Loan, adjacent to Marchmont which provides a high-density flatted neighbourhood bordering The Meadows to the north and the leafy Bruntsfield Links to the west.

This established site is bounded by an astroturf sports facility and modern flatted dwellings to the north with substantial traditional stone private residential dwellings to all other boundaries.



- |   |             |   |             |
|---|-------------|---|-------------|
| 1 | MORNINGSIDE | 4 | BRUNTSFIELD |
| 2 | GREENHILL   | 5 | THE GRANGE  |
| 3 | MARCHMONT   |   |             |



# Local Amenities

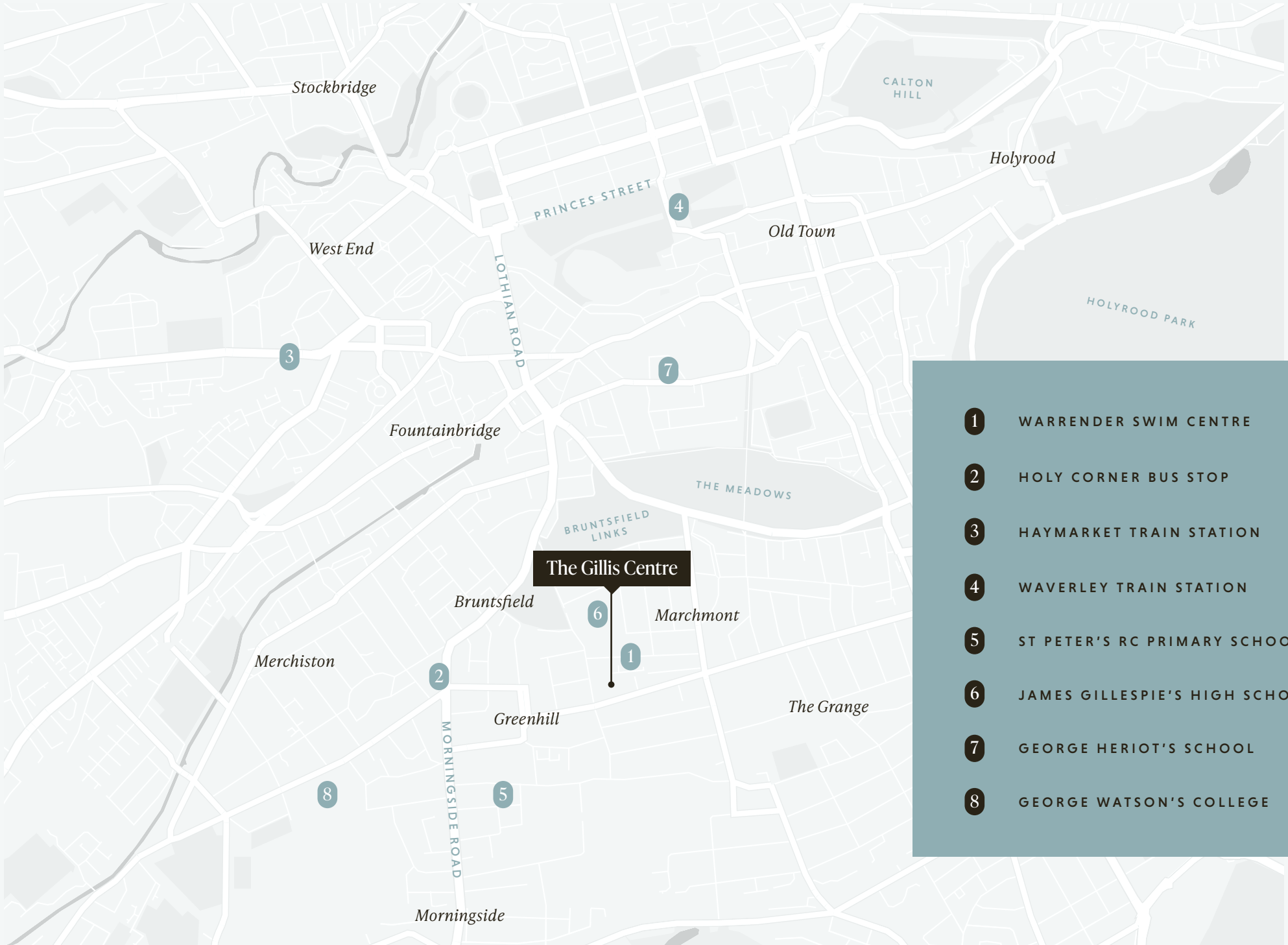
The location benefits from excellent amenities given its proximity to Bruntsfield and Morningside Road where there is an eclectic mix of local and national retailers and leisure facilities.

Warrender Swimming Centre run by Edinburgh Leisure is located on the neighbouring Thirlestane Road.

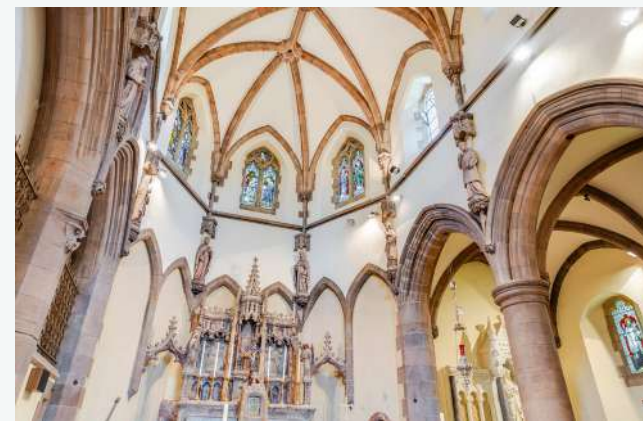
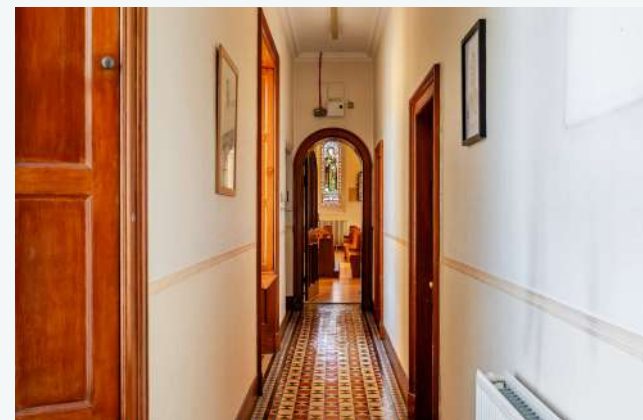
The location is well connected by a range of transport options. A short walk west is the Holy Corner bus terminus with buses 11, 15, 16 and 36 all providing

direct connections to the City Centre as do buses 9 & 24 from Marchmont Road. Waverley and Haymarket Train Stations are also within walking distance.

Regarding school catchments (primary & secondary), the subjects are within the St Peter's RC or James Gillespie's catchments. In addition to these schools there are a number of highly regarded independent schools with walking distance to include George Heriot's on Lauriston Place and George Watson's on Colinton Road.



- 1 WARRENDER SWIM CENTRE
- 2 HOLY CORNER BUS STOP
- 3 HAYMARKET TRAIN STATION
- 4 WAVERLEY TRAIN STATION
- 5 ST PETER'S RC PRIMARY SCHOOL
- 6 JAMES GILLESPIE'S HIGH SCHOOL
- 7 GEORGE HERIOT'S SCHOOL
- 8 GEORGE WATSON'S COLLEGE



# Description

Occupied by the Archdiocese of St Andrews & Edinburgh, the buildings are presently used for administrative purposes. The Gillis Centre and its grounds offer an extraordinary collection of buildings in an astounding location and mature setting.

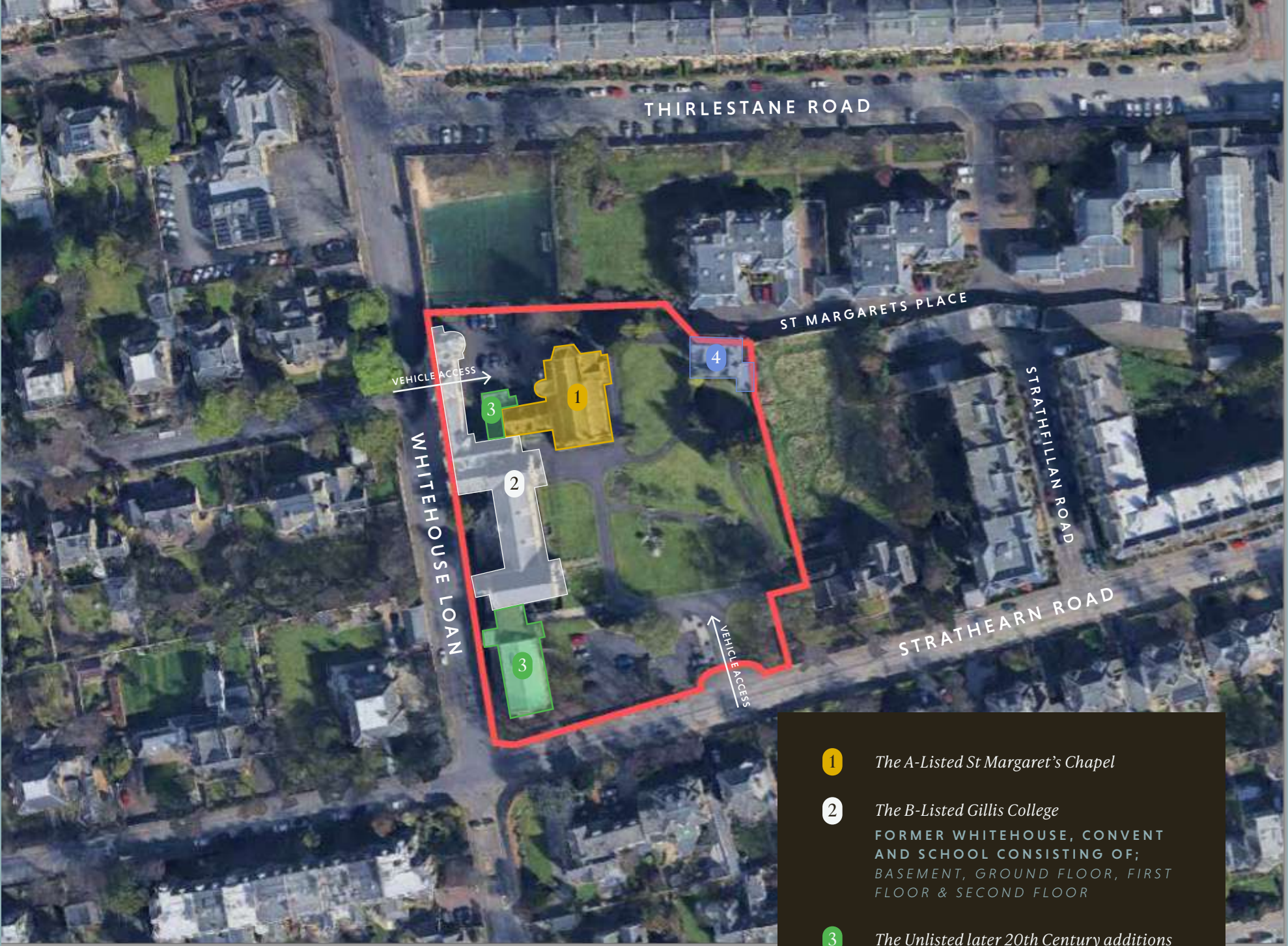
In respect of accommodation, the grounds comprise a series of interconnected traditional stone constructed listed and unlisted buildings predominately held under pitched and slated roofs extending to approximately 24, 515 sqft (2,241.66 sqm) inclusive of St Margaret’s Chapel.

There are two points for vehicle access. The main entrance is taken from directly off Strathearn Road. Upon entering the grounds there is existing parking for approximately 22 cars. A secondary means of vehicle access can be taken from Whitehouse Loan via an arched gateway which provides additional parking for 14 cars to the rear of St Margaret’s Chapel.

The main Gillis Centre, which was the former college, acts as a natural border to Whitehouse Loan. On the corner of Whitehouse Loan and Strathearn Road is a modern hall type building which we understand was constructed in the late 1950’s. Subject to planning, we are of the opinion that this building could (potentially) be demolished offering a developer the opportunity to construct a newer structure in its place.

To the site’s north-east boundary is a traditional stone constructed two storey house with enclosed mature private garden ground known as The Hermitage building. It is currently split into two flats arranged over ground and first floors, with access to an additional car park space in the adjoining St Margaret’s Place housing development just off Thirlestane Road.

The St Margaret’s Chapel is Category A listed whilst the remainder of the buildings vary from listed to unlisted. Additional information on the listings can be obtained from the Historic Environment Scotland website.



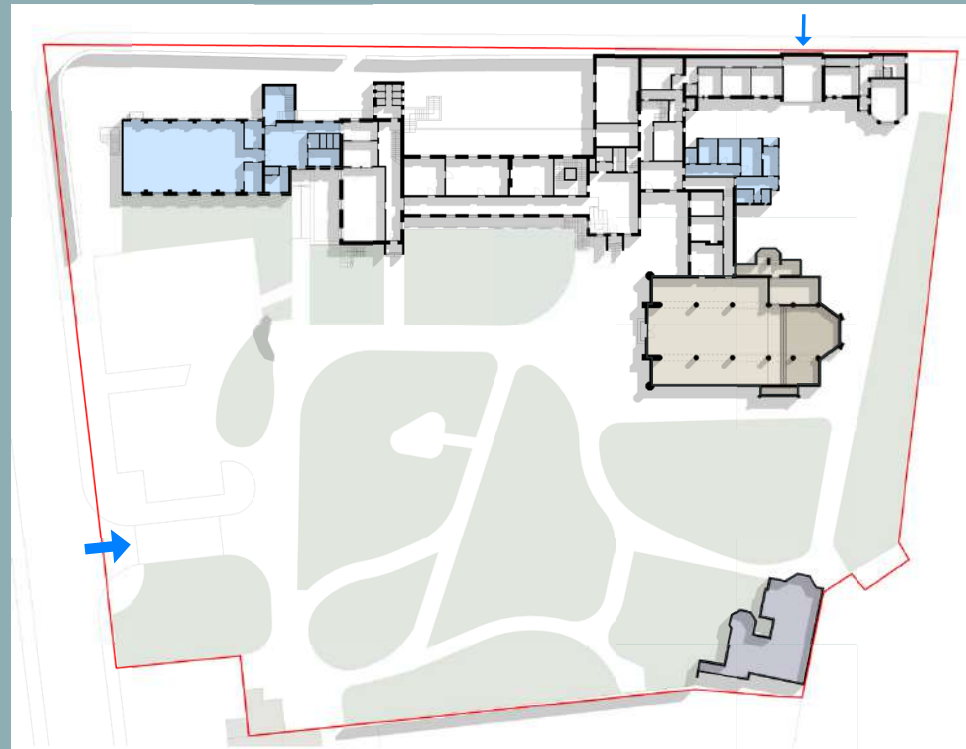
- 1 The A-Listed St Margaret’s Chapel
- 2 The B-Listed Gillis College  
FORMER WHITEHOUSE, CONVENT  
AND SCHOOL CONSISTING OF;  
BASEMENT, GROUND FLOOR, FIRST  
FLOOR & SECOND FLOOR
- 3 The Unlisted later 20th Century additions
- 4 The Hermitage Building

Summary of

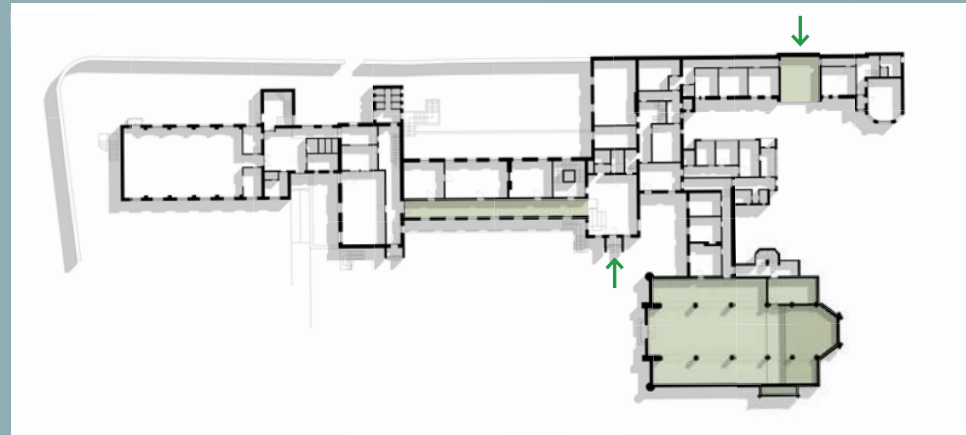
# Accommodation

| Building                                        | Sq. m        | Sq. ft  |
|-------------------------------------------------|--------------|---------|
| CHAPEL AND CHANCEL (GROSS)                      | 315.55       | 3,784   |
| THE WHITE HOUSE (NET)                           | 228.35       | 2,458   |
| THE CONVENT (NET)                               | 211.17       | 2,273   |
| NORTH WING (NET)                                | 167.97       | 1,808   |
| WELBY/SCHOOL BUILDING (NET)                     | 797.29       | 8,582   |
| 20 <sup>TH</sup> CENTURY ADDITION (SOUTH) (NET) | 278.81       | 3,000   |
| 20 <sup>TH</sup> CENTURY ADDITION (NORTH) (NET) | 32.52        | 350     |
| THE HERMITAGE RESIDENCE (GROSS)                 | GF CIRCA 105 | 1,130   |
|                                                 | 1F CIRCA 105 | 1,130   |
| TOTAL                                           | 2,241.66     | 24, 515 |

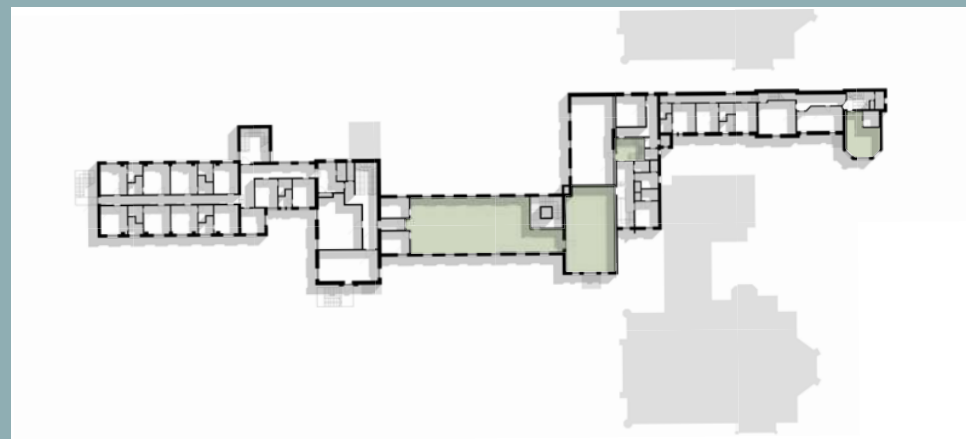




*Site Layout*



*Ground Floor Plan*



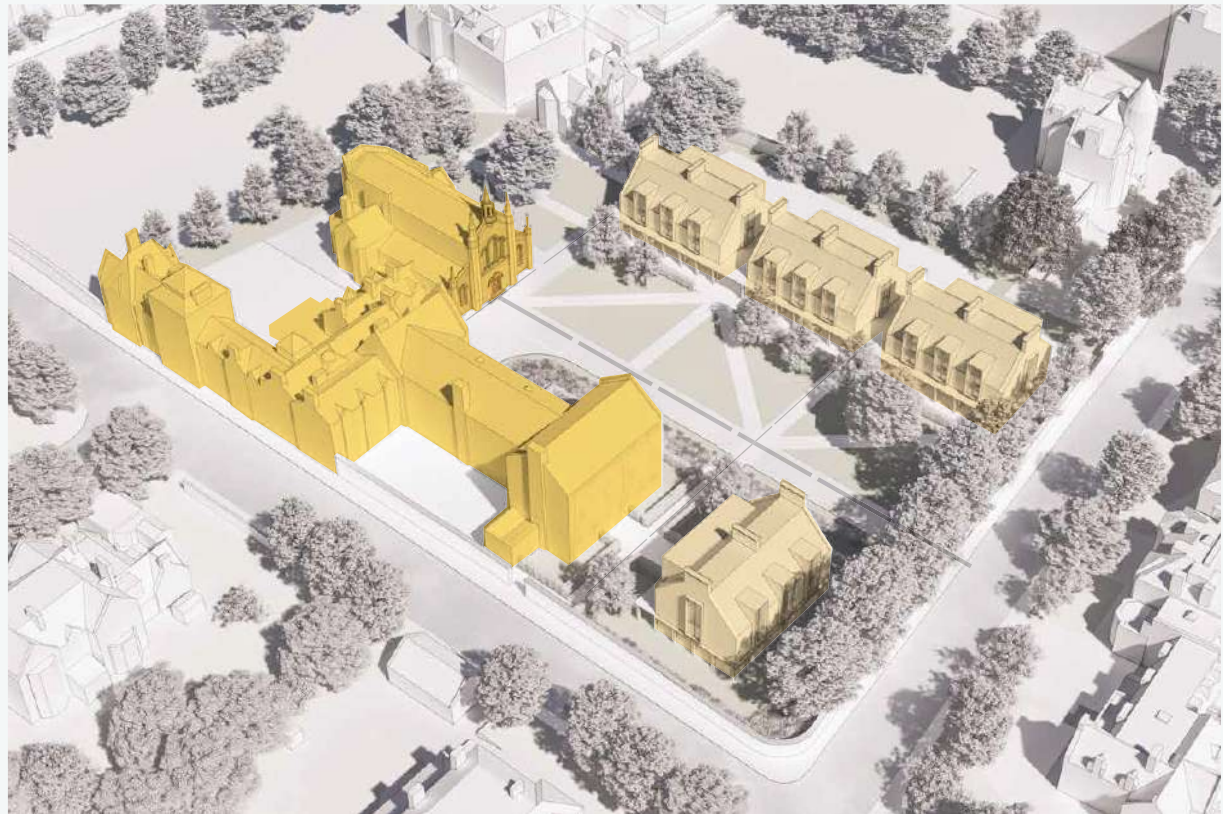
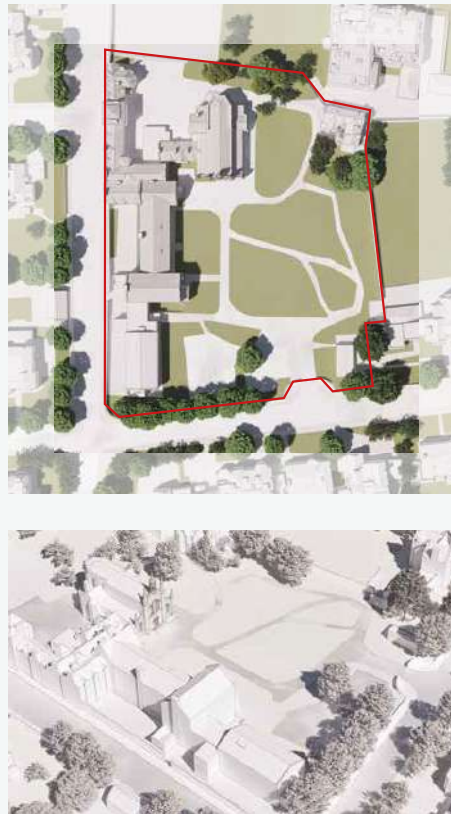
*First/Second Floor Plan*

# Development Proposals

Michael Laird Architects were commissioned to undertake a full pre-application enquiry with the City of Edinburgh Council for a variety of alternative uses to include private residential, build to rent, student accommodation, care home, retirement/assisting living, hotel and hospitality together with new building plots.

We encourage interested parties to review a copy of the pre-application submission along with The City of Edinburgh Council's comments available in the data room.

# Indicative New Build Development Proposal - *The Pavilion*





# Additional Info

## *Rateable Value*

With reference to the Scottish Assessors Association Website, we note that the subjects are rated as an Education Centre and have a rateable value of £334,500, effective from 1st April 2026.

Additional information on the rates can be obtained directly from the Scottish Assessors website: [www.saa.gov.uk](http://www.saa.gov.uk)

## *Tenure*

Heritable Interest with vacant possession.

## *Planning*

Existing used Class 10 (non-residential institution).

## *Conservation Area*

The Grange Conservation Area of South Edinburgh known for its quiet, tree-lined streets and 19th century Victorian Villas

## *Price*

Offers Invited.

## *Method of Sale*

We invite offers to purchase the Heritable Interest (Freehold) with vacant possession.

Offers subject to planning will be considered following a review of the proposed application.

Interested parties should formally register their interest to be kept advised on any closing dates which may be set.

100 STRATHEARN ROAD

# The Gillis Centre

EDINBURGH, EH9 1BB

## *Viewings:*

Strictly by appointment via the sole  
selling agents Messrs Graham + Sibbald.

## *Contact:*

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## IMPORTANT NOTES

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