

Aaran Lodge *Guest House.*

30 Milton Road, East Edinburgh, EH15 2NJ

VIEW GALLERY



- Portobello, Edinburgh
- Offers over £1,475,000
- Mixed-Use Opportunity
- Gross Internal Area: 5,289 Sqft

Aaran Lodge

SUMMARY

A rare opportunity to acquire an exceptionally well-maintained former Guest house - Aaran Lodge - offering a mixed-use opportunity with 9 letting rooms, a residential wing, and development plot in the Portobello area of Edinburgh. The property enjoys excellent transport links to the city centre, close proximity to the beach and local amenities.

DESCRIPTION

The opportunity is split into two lots, with one lot encompassing the property, associated parking and garden and with the other representing the development plot to the rear.

LOT 1

Aaran Lodge is a meticulously presented guest house spread over three levels. The business operated across all floors, while the rear of the property provides private living quarters for the owner.

Summarised brief as follows:

Public Areas

- Entrance Vestibule and Hall
- Residents Lounge/ Dining room
- Shared WC
- Garden

Service Areas

- Domestic kitchen
- Linen Storage room
- Laundry

Letting Bedrooms

- 9 en-suite letting rooms
- 5 double
- 2 family
- 2 twin

Owners Accomodation

- En- Suite double room
- Double bedroom
- Family bathroom
- Living room

LOT 2

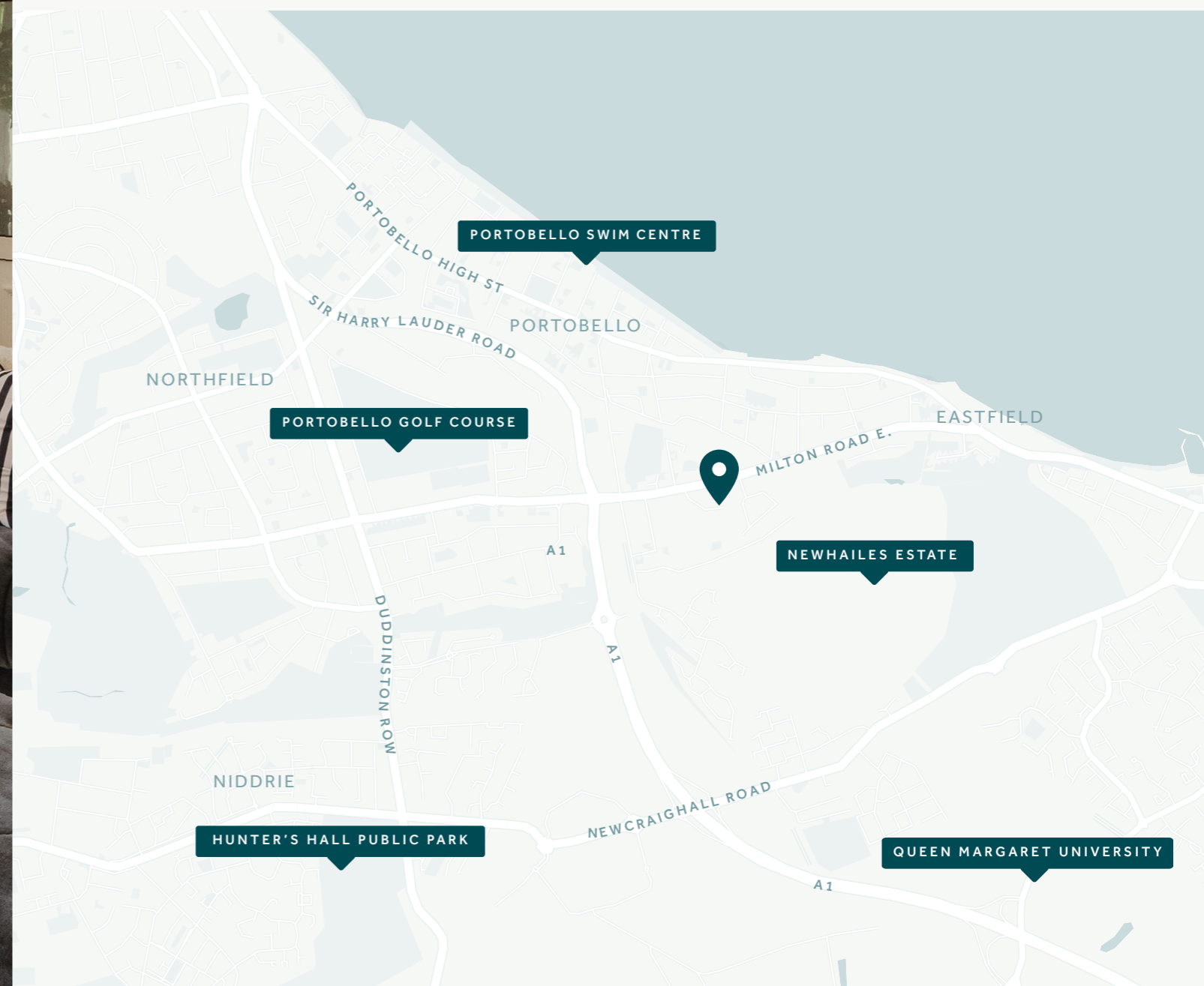
Development plot to the rear of the property that extends to **165 m²**. The plot benefits from planning permission in principle to develop a one and a half storey, 1 bedroom dwelling house with associated parking. (21/03227/PPP)





Location

Located in the **Portobello area of Edinburgh**, Aaran Lodge is close to the popular portobello beach and offers **easy access to the city centre via frequent bus and train services**. The area is vibrant, with nearby cafes, restaurants, and leisure activities, including Fort Kinnaird, making it an attractive destination for visitors, while also offering great schooling options to any live-in operators.





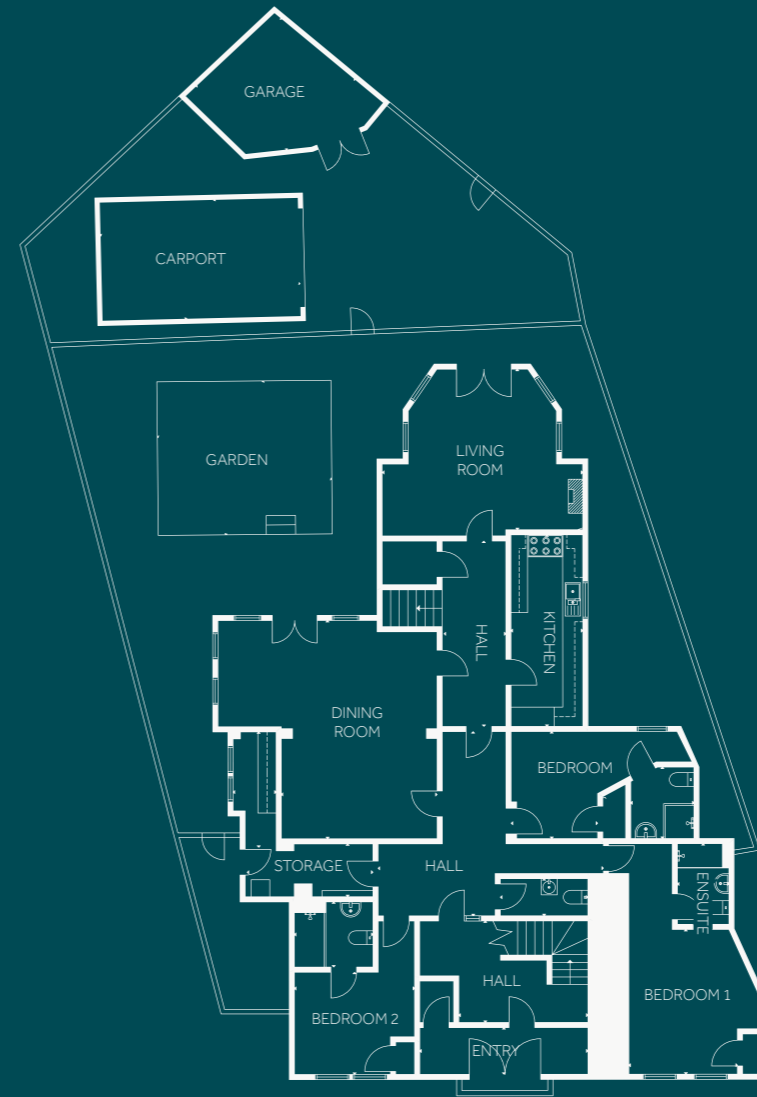
Area

	AREA GIFA M ²	AREA FT ²
GROUND FLOOR	201.1 M ²	2,165 FT ²
FIRST FLOOR	172.4 M ²	1,856 FT ²
SECOND FLOOR	82.1 M ²	884 FT ²
TOTAL	491 M ²	5289 FT ²

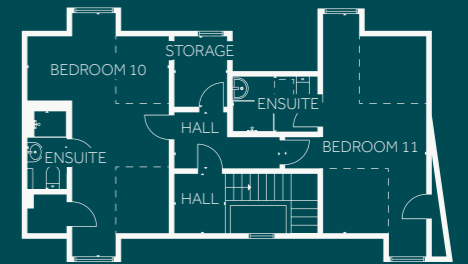




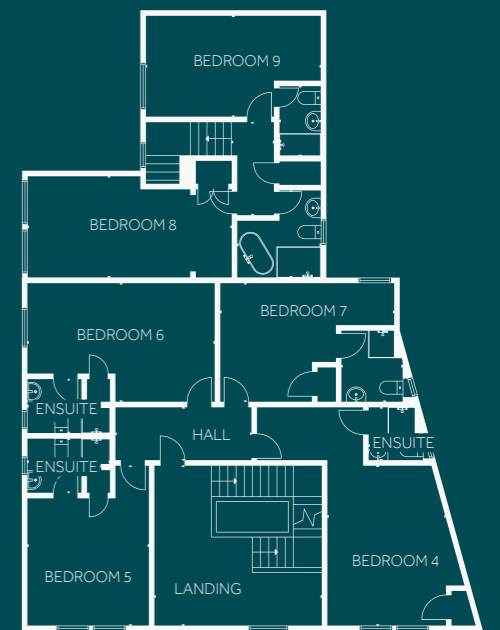
Floor Plans



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



RETTIE

Aaran Lodge, 30 Milton Road,
East Edinburgh, EH15 2NJ

TENURE

Heritable (Scottish equivalent of English freehold).

PRICE

Offers Overs: £1,475,000

Rettie have been appointed to represent the owner of both plots in this this transaction.

Preference is for offers to comprise a single price submitted for both plots. Despite this, the Vendor is willing to consider appropriate offers for either of the lots in isolation.

RATES

Rateable Value - £10,800

Non-residential Apportionment - £8,400

VIEWINGS & EPC

Viewings can be arranged through the agents. EPC and further details are available upon request.

DISCLAIMER

Rettie& Co., their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn | **Designed by Nest Marketing**

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