



# 20 BROUGHTON PLACE

20 Broughton Place, EH1 3RX, Edinburgh

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Development Opportunity  
in Edinburgh New Town

**FOR SALE**



20 BROUGHTON  
PLACE

## DESCRIPTION

20 Broughton Place presents a rare opportunity to acquire a full townhouse in Edinburgh's prestigious New Town. This A-Listed Georgian property spans four floors and comprises seven self-contained units and a ground-floor office. Six of the units are studios, with one one-bedroom unit.

Offered with vacant possession upon lease expiry in August of 2025, the property provides excellent redevelopment potential, subject to the necessary consents. Its prime location, period features, and generous proportions make it ideal for a range of uses, including serviced apartments, boutique hotel, commercial space, or high-end residential conversion.

All planning enquiries should be directed to the City of Edinburgh Council Planning Department.



## LOCATION

Broughton Place is a prime Georgian street in Edinburgh's prestigious New Town, just a short walk from the city centre. Renowned for its stunning architecture and vibrant atmosphere, the area offers an excellent mix of local amenities. Nearby streets are a hotspot for independent restaurants, bars, and cafés, while top attractions like the Playhouse Theatre, St. James Quarter, as well as the green spaces of Inverleith Park and the Royal Botanic Garden are all within easy reach.

The location is exceptionally well-connected, with Picardy Place tram stop just 0.3 miles away (8-minute walk), Edinburgh Bus Station 0.4 miles (12-minute walk), and Waverley Train Station 0.5 miles (14-minute walk).



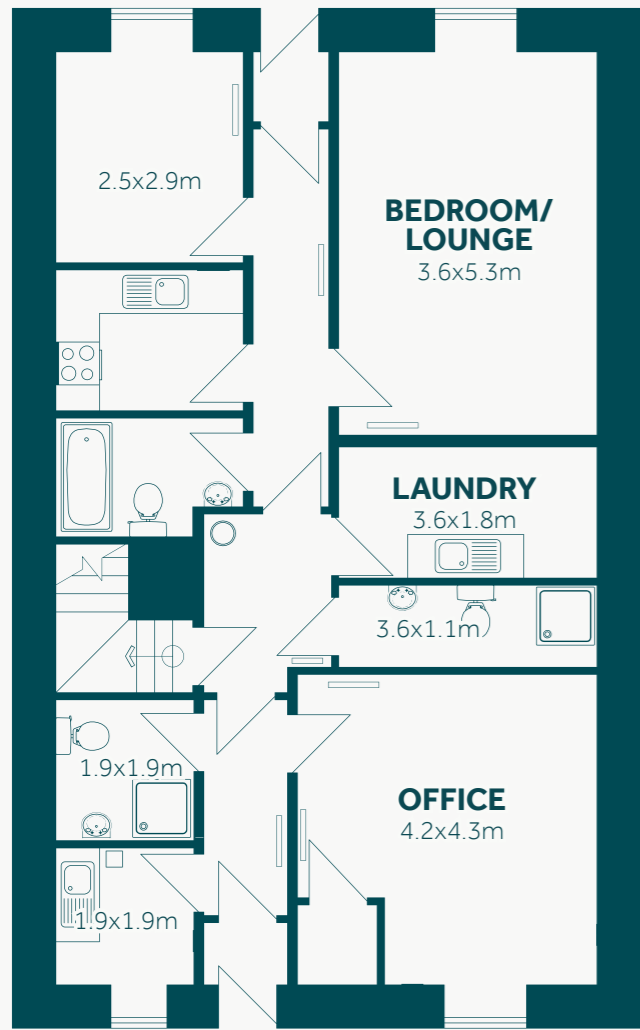


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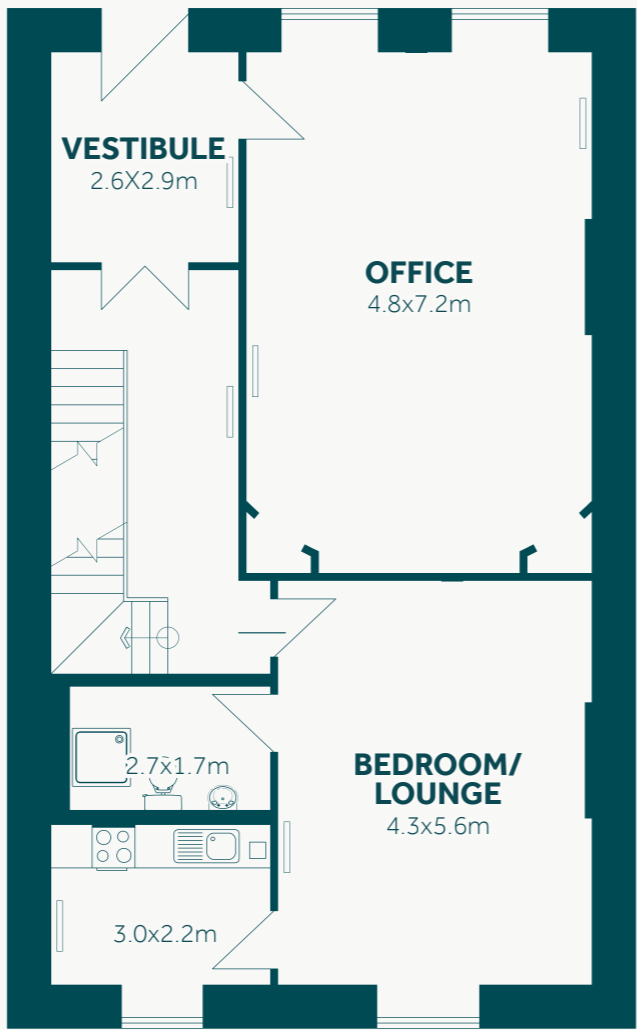
AREAS

The property has been measured in accordance with the RICS Code of Measurement Practice 6th Edition on a Gross Internal Area basis. The property extends to approximately

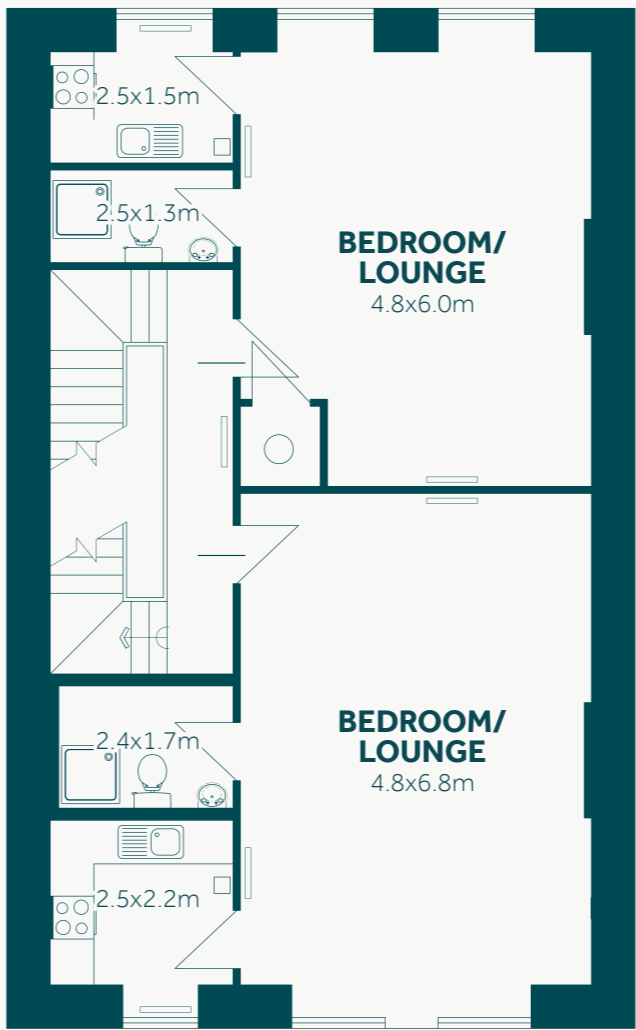
GIA: 375 sqm (4,029 sqft)



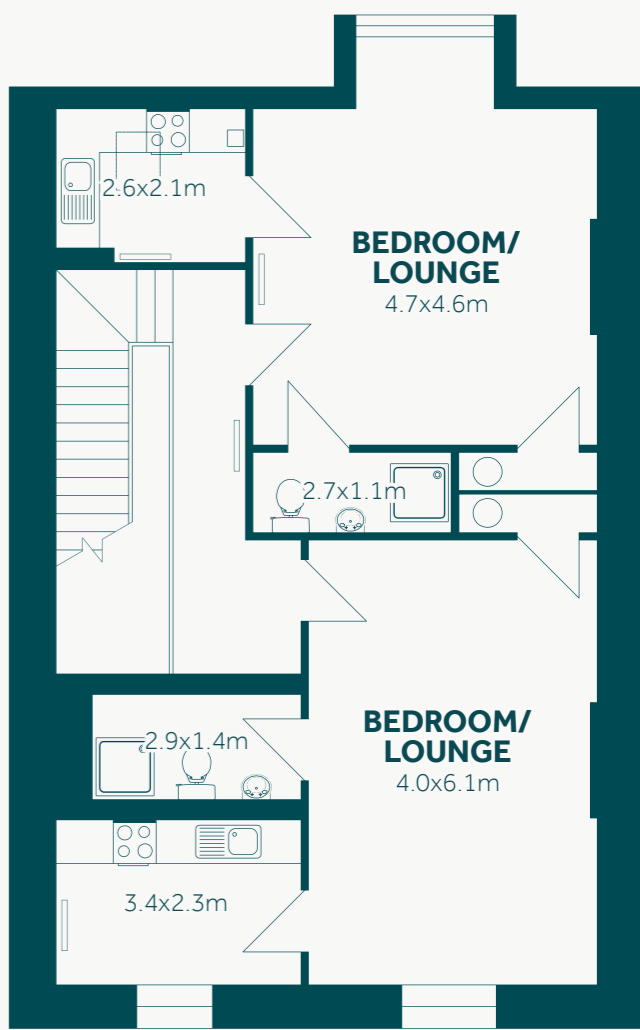
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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## TENURE

Heritable (Scottish equivalent of English freehold).

## VIEWINGS

Viewings and inspections can be accommodated by contacting the sole selling agents.

## PRICE

Offers over £1,200,000



**RETTIE**



## 20 BROUGHTON PLACE

### SOLE AGENTS

For offers, viewings or further information please contact the sole agents

#### **TINO MACKAY PALACIOS**

tino.mackaypalacios@rettie.co.uk  
0131 6244064

#### **CALLUM BEATTIE**

callum.beattie@rettie.co.uk  
0131 322 2674

#### **SANDY GILMOUR**

sandy.gilmour@rettie.co.uk  
0131 603 8350

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