



RETTIE

6 BRUNTON PLACE GUESTHOUSE

EDINBURGH, EH7 5EG

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FOR SALE

6 Brunton Place Guesthouse, Edinburgh, EH7 5EG

Guesthouse with ancillary residential accommodation

Expanded Boutique Hotel/Guesthouse potential or Full Residential Dwelling with Garden



DESCRIPTION

6 Brunton Place presents a rare opportunity to acquire an early 19th Century William Playfair designed Georgian part-townhouse in Edinburgh's vibrant Hillside area.

The property is presented in good condition and stylishly presented, retaining ornate original features throughout, and displaying the distinct heritage typical of A-listed properties of this nature. The property contains seven bedrooms, with accommodation situated across lower ground, ground and first floors. To the rear of the property is a well-kept private garden. To the front of the property sits a lower ground private porch area.

The property is currently operated as a highly rated guesthouse business across the ground and lower ground levels with the top floor retained for personal residential use.

The property lends itself to full hospitality use, either as a boutique hotel or full guesthouse, subject to the necessary consents. The property could also be reinstated as a fantastic family home. There is also potential to split the property into one upper house and a separate lower ground flat subject to planning.

The property will be offered with vacant possession at a date mutually agreed with the current occupiers exiting their interest in the business and property upon sale completion.

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





ARTHURS SEAT

6 BRUNTON PLACE

LOCATION

6 Brunton Place is situated on the eastern fringe of Edinburgh's historic New Town, in the Hillside area, overlooked by the magnificent Calton Hill.

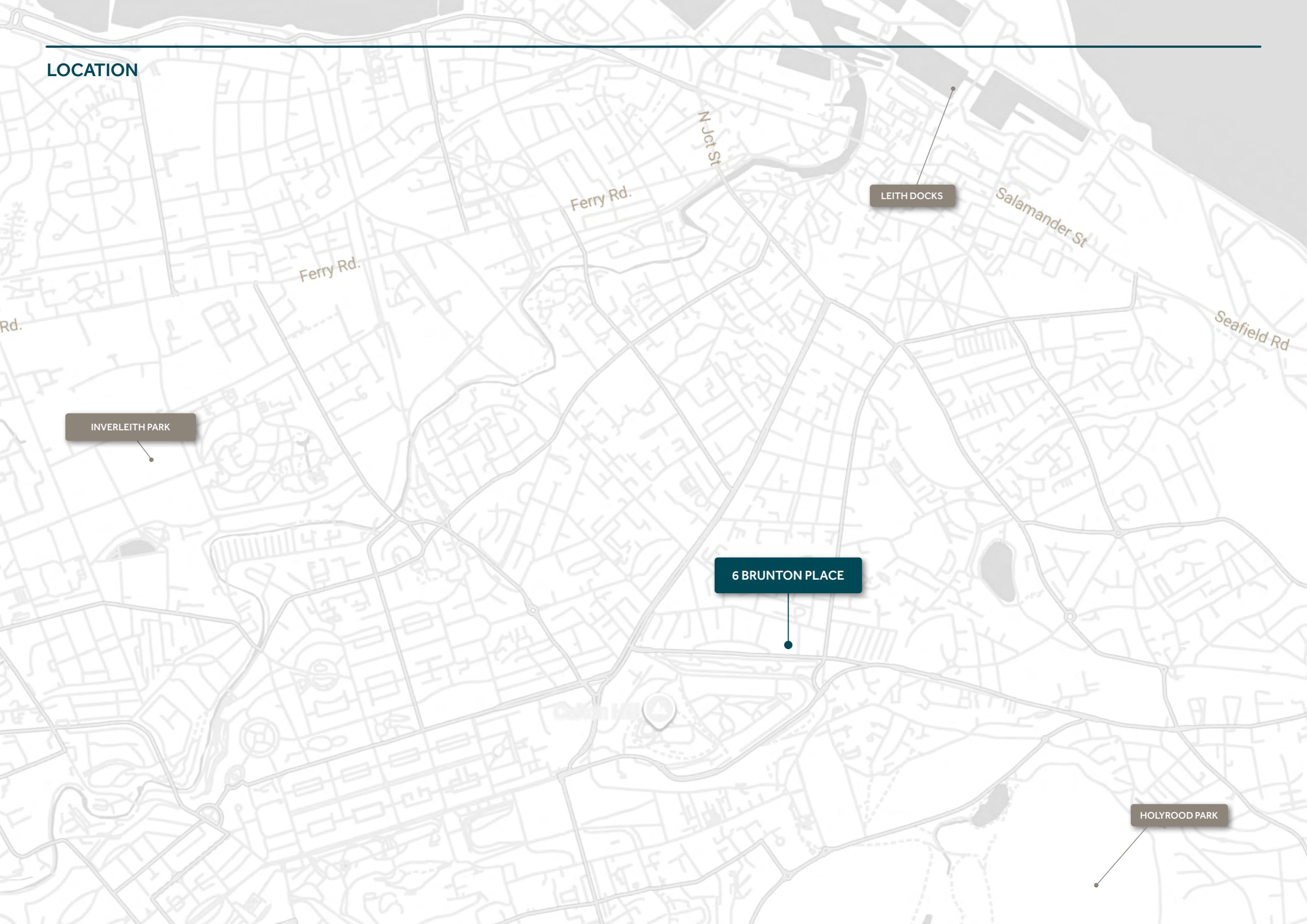
The location is exceptionally well-connected to Waverley Railway Station and a range of bus routes via London Road, acting as one of the main arteries into Edinburgh city centre. The tram network is also easily accessible in 10 minutes by foot, providing connectivity across the city and to Edinburgh airport.

[VIEW LOCATION ON GOOGLE MAPS](#)



6 BRUNTON PLACE

LOCATION



INVERLEITH PARK

6 BRUNTON PLACE

LEITH DOCKS

HOLYROOD PARK

Ferry Rd.

Ferry Rd.

N Jet St

Salamander St

Seafield Rd



TENURE

Heritable (Scottish equivalent of English freehold)

VIEWINGS

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

RATES

Rateable Value - £19,900

Residential apportionment - £6,000

Non-residential apportionment - £13,900

USE CLASS

Mixed-use (Sui Generis): Commercial short-term accommodation with ancillary residential accommodation.

EPC

C

VAT

The property is not elected for VAT.

PRICE

Offers over £1,250,000







SOLE AGENTS

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

Archie Henderson

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