

M. J. Brown, Son & Co.

**58 PILRIG STREET,
EDINBURGH EH6 5AS**



OFFERS OVER £895,000 ARE INVITED

An opportunity has arisen to purchase this exceptional thriving boutique guesthouse in an enviable setting 0.8 miles from Edinburgh city centre. This charming Victorian home has been fully restored to blend historic architectural details with an elegant contemporary finish. This property offers beautifully appointed guest accommodation, private living accommodation and a rare opportunity to acquire a refined hospitality business in one of the capitals most desirable locations.

Antler guest house is a successful and well-established hospitality business, highly rated across all booking sites. The property currently offers four beautifully presented double bedrooms, each with its own en-suite shower room. With an excellent local reputation and exceptional feedback, the business presents an appealing opportunity to build on an already successful operation. Subject to the necessary consents, there is potential to expand the letting accommodation and further enhance its trading potential.

Perfectly positioned at 58 Pilrig Street, Antler Guest House enjoys easy access to the vibrant, independent character of nearby Leith Walk and within walking distance to the city centre. The fashionable Shore district is also within easy reach, offering an ever-evolving choice of waterside dining and leisure. For guests seeking green space, Pilrig Park is close by, while the Royal Botanic Garden and Inverleith Park are readily accessible, balancing city life with some of the capitals most beautiful outdoor spaces.

The business owners by choice run a profitable lifestyle business for a third of the year; there is undoubted scope and greater financial potential if the new owners were to expand the business operation on a full 12-month period, for which there is much demand. Edinburgh city is a popular destination throughout the year. Business is particularly brisk during the holiday seasons and Edinburgh festival from national and global visitors, whilst the shoulder months remain very popular as travellers look to avoid peak summer crowds.

The generous ground-floor owners' accommodation provides a beautifully appointed private retreat within the property. At its heart is an impressive bay-windowed lounge, complemented with a stylish dining room, versatile office or family room, a sitting room overlooking the rear garden, a well fitted kitchen and a spacious double bedroom with a private shower room. Designed for both comfort and practicality, this refined and flexible living space offers an appealing balance of elegant home life and effortless guest-house ownership.

The guest accommodation extends elegantly across the two upper floors, where attractive period character is paired with contemporary comfort. The first floor offers three modern appointed double bedrooms, each with an en-suite shower room, while the upper floor features a further generous double bedroom with its own stylish modern shower room. Each room provides a refined and restful setting for guests, combining the calm of the properties original features with the comforts expected of a boutique Edinburgh stay.

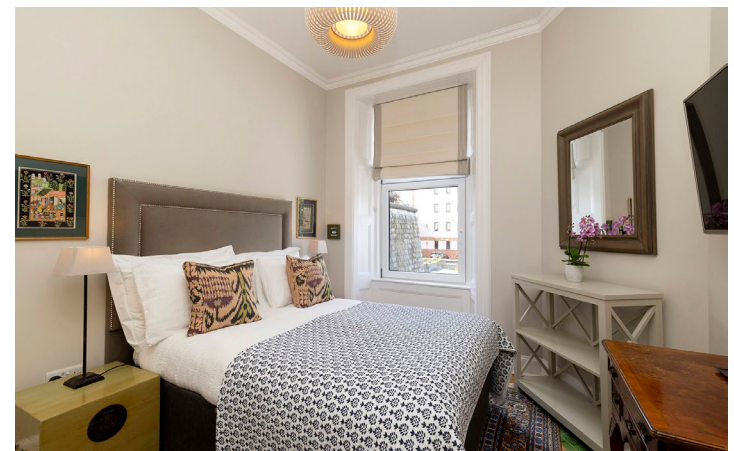
The property is framed by an attractive, low maintenance oyster pebble front garden, enhanced by established borders and hedging. To the rear and side, an enclosed garden provides a colourful and private outdoor retreat, complemented by a generous garden room included in the sale. Rear garden access is available via Hawthornden Place. Residents' permit parking is available to the front of the property.

Offering exceptional versatility as an established Guest-house enterprise, investment opportunity or distinctive family home, early viewing of this charming property is highly recommended.











Key Features

Victorian terraced property

5 Bedrooms

4 Reception rooms

Kitchen

5 Shower rooms

Private gardens front and rear

Gas central Heating

Permit parking

Business and Guesthouse Furnishings

Turnover figures are available for interested parties



The sale of the business includes furnishings and furniture in the four guest rooms including all beds, headboards, fitted televisions, blinds, lighting, wardrobes, sofas and chairs will form part of the sale. The owners will provide a list of the personal items in the guest rooms which will not form part of the sale

Area

240.80 square meters – 2592 square feet

Viewings

By appointment through solicitors MJ Brown, Son & Co (01313321200)

Pilrig Street, EH6



Ground Floor

First Floor

Second Floor

Approx Gross Internal Area 2545 Sq Ft - 236.44 Sq M
(Including Restricted Height Area & Excluding Garden Store)

Approx Gross Internal Area 2493 Sq Ft - 231.61 Sq M
(Excluding Restricted Height Area & Garden Store)

Approx Gross Internal Area Of Garden Store 63 Sq Ft - 5.84 Sq M
Illustration Purpose Only

M.J. Brown, Son & Co.

SOLICITORS & NOTARIES, ESTATE AGENTS

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Anyone wishing to note interest in the property should contact their solicitor in order that they may be informed of any closing date which has been fixed.

The above particulars are believed to be correct and room sizes are approximate and should not form part of any missives. No items are warranted.

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