

# ***19/1 & 19/2 Queen Street***

New Town, Edinburgh, EH2 1JX



**McEwan Fraser Legal**  
Solicitors & Estate Agents





McEwan Fraser Legal is delighted to present to the market a rare opportunity to purchase an established and popular serviced holiday business. Consisting of two traditional, fully furnished duplex apartments. Both of the apartments have a healthy future booking diary, ensuring an instant revenue stream for the new owner. The apartments are located within the same secure entrance in Edinburgh's New Town, spanning the 2nd and 3rd floors and unusually are the only properties to occupy the communal entrance.

Comprising two five-bedroom apartments located within a 200-year-old A-listed Georgian building in Edinburgh's sought-after New Town conservation area. Both properties offer en-suite facilities, feature family bathrooms, fully fitted bespoke kitchens with appliances and spacious open-plan living/dining areas. The properties are fully furnished with all soft furnishings, including bedding, towels, TVs, kitchen appliances, crockery and utensils included in the sale.

The current owners advertise across a number of accommodation booking sites and have a 4.99 rating on Airbnb.







# *The Apartment*











# Bedroom 1







*Lower Bathroom*



## Bedroom 2





## Bedroom 3





## Bedroom 4





## Bedroom 5

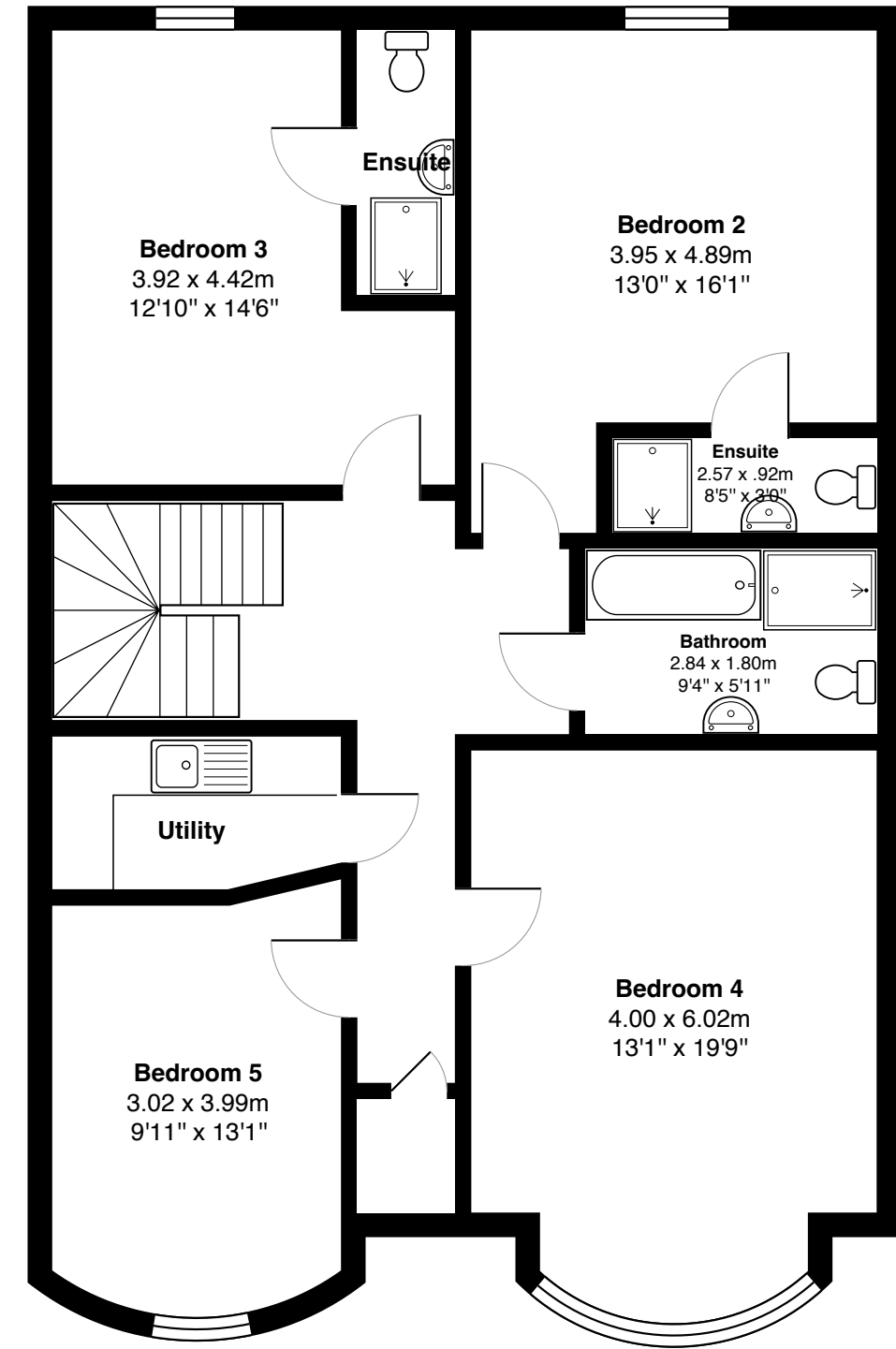
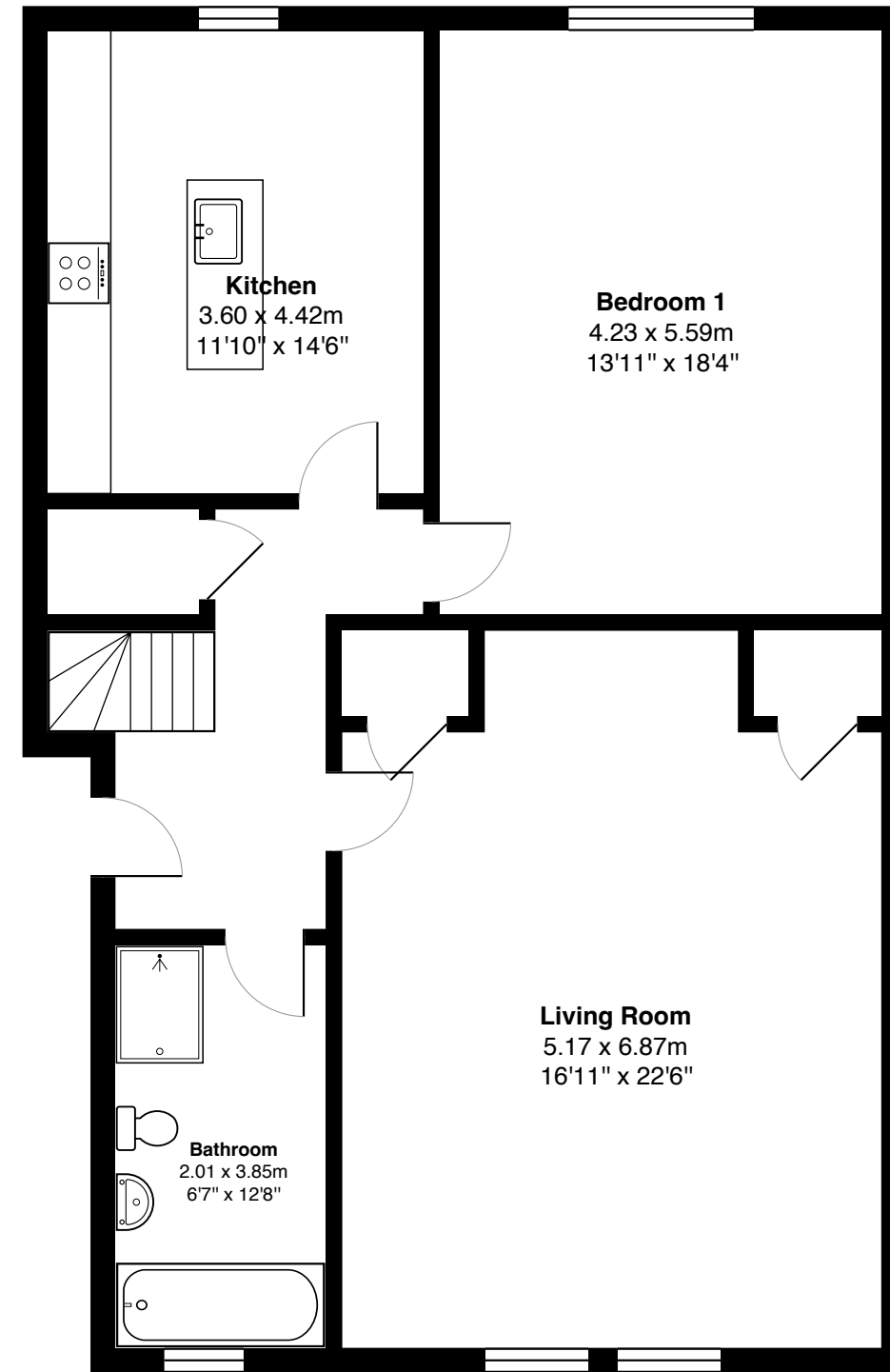






*Upper Bathroom*









# *The Loft*





# Living Room









## *The Bathroom*









## Bedroom 2





## Bedroom 3





## Bedroom 4

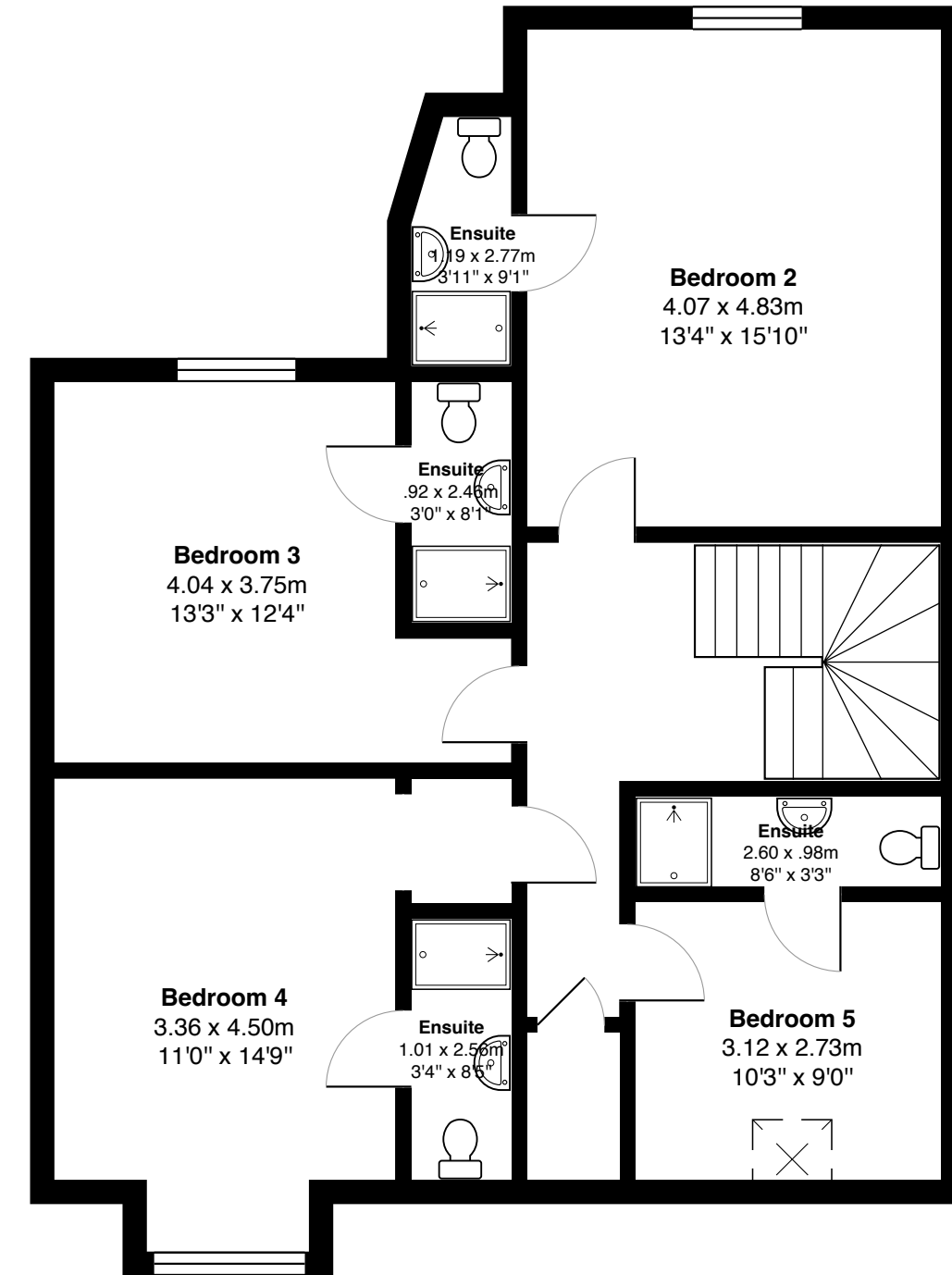
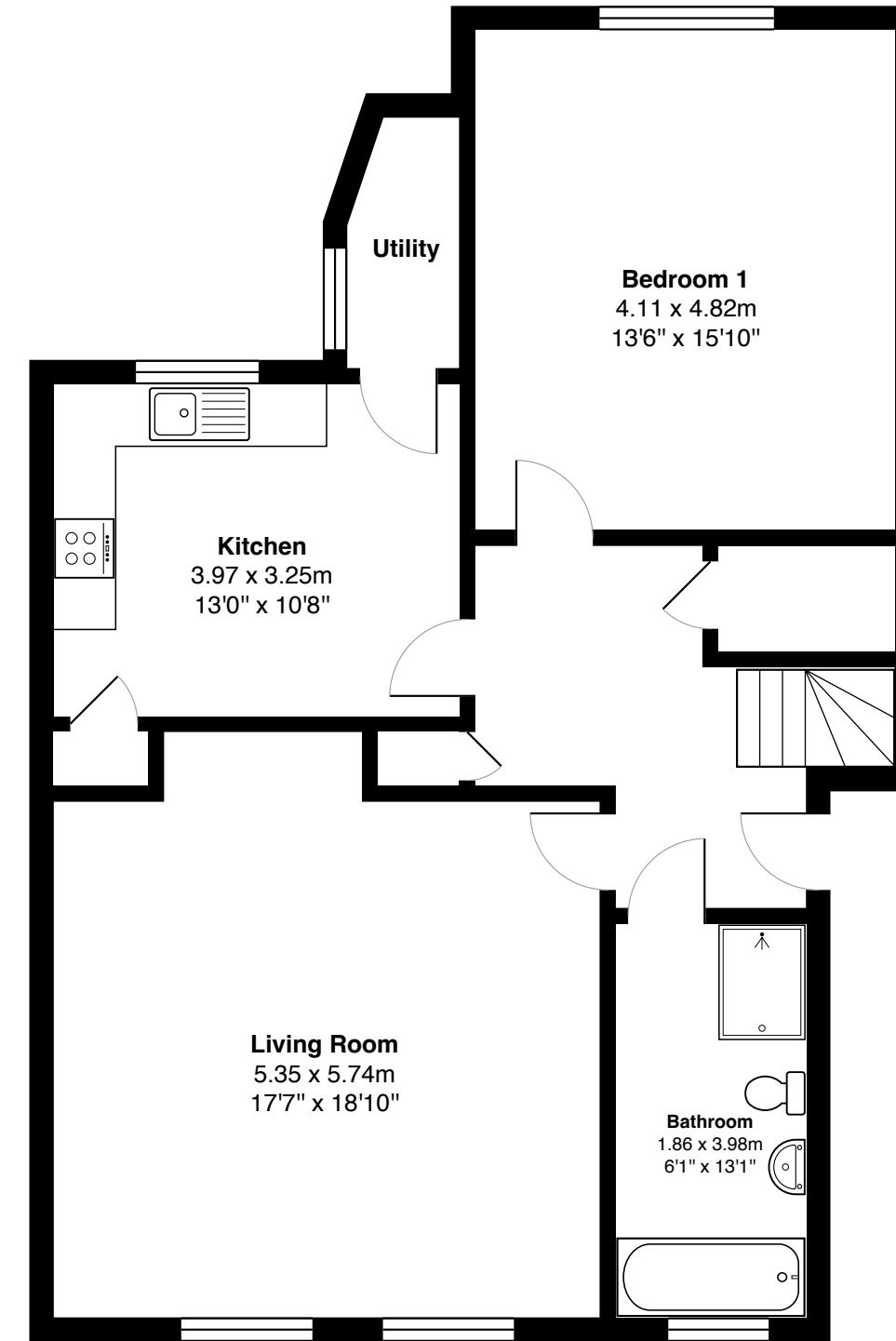




## Bedroom 5












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Furthermore, the apartments offer access to the private Queen Street Gardens for a yearly subscription. The gardens are shared by local residents and offer luscious green lawns and mature flower beds, maintained all year round. The apartments also have access to three cellars in the basement area of the building.

Overall this is a magnificent opportunity to purchase a thriving holiday accommodation business located in the prestigious Edinburgh New Town. With its unrivalled reputation, strong income streams, and future bookings, these properties represent an exceptional lifestyle and investment opportunity.







# *The Location*

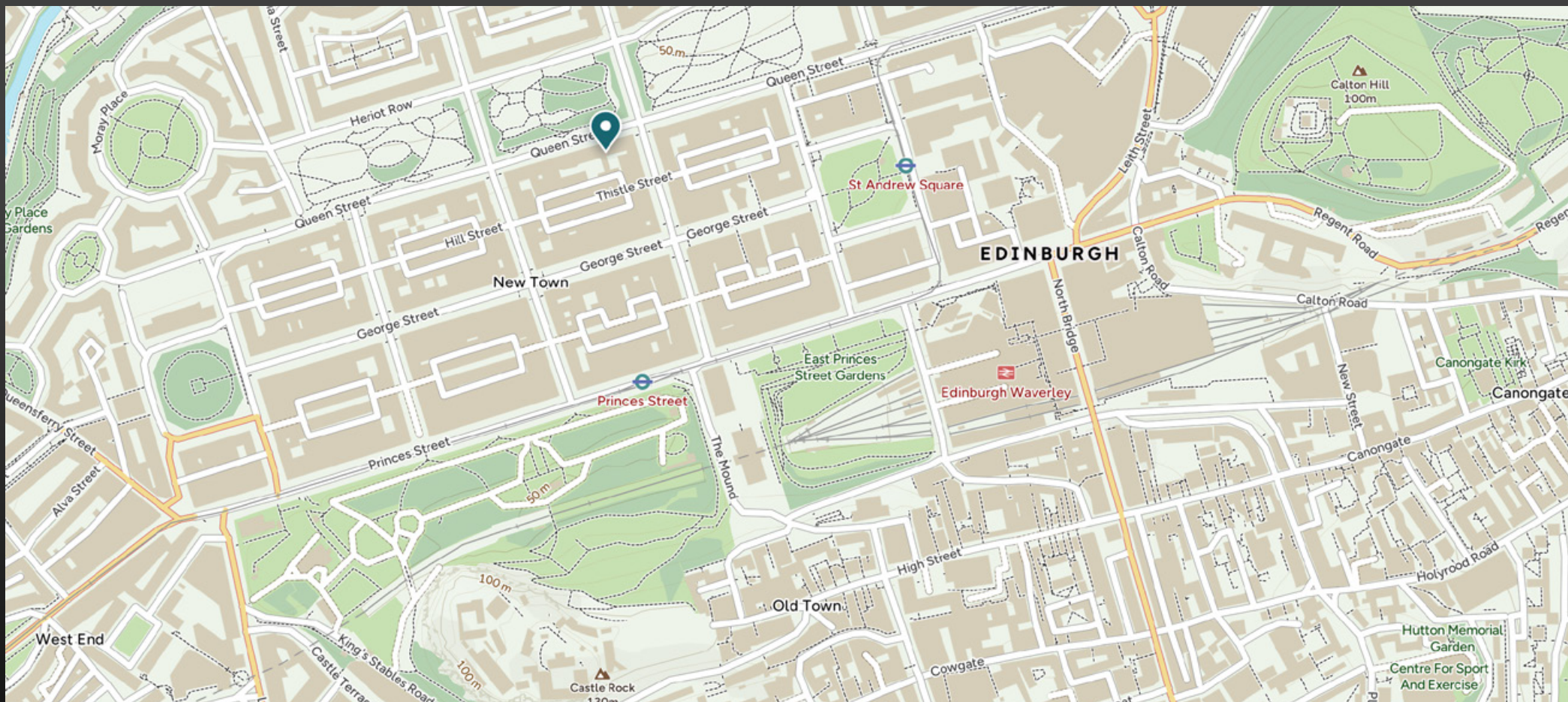




Edinburgh New Town offers a superb choice of restaurants, cafés, fashionable bars, and clusters of small independent boutique shops. Also the home of world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street offers a variety of High Street retailers. Stockbridge offers a nice village atmosphere, and the independent outlets here are arguably some of the best in the country. Some of Scotland's finest art galleries are within close proximity, including the National Portrait Gallery, the Gallery of Modern Art, and the Scottish National Galleries. Guest days out could include picnics or scenic walks, the tranquil Water of Leith at Stockbridge and the Royal Botanic Gardens are both nearby, as is the breathtaking Calton Hill. Edinburgh offers some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. You will find an abundance of public transport services for commuting to any part of the city or other parts of the country on your door step. The tram line runs from nearby all the way to the airport, numerous bus routes departing from the area, and Waverley Station is a stones throw from the properties.







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