



# RAVENSDOWN GUEST HOUSE

Ferry Road, Edinburgh, EH5 3AN



## • THE LOCATION •

Ravensdown This is situated in a popular residential district just outside the city centre to the north side of the ancient city, 5 minutes walk to the Royal Botanic Garden, within easy access to the Port of Leith, Ocean Terminal, Newhaven Harbour, The Royal Yacht Britannia, Canonmills, Broughton, Stockbridge, Fettes College, Western General Hospital and Warriston. Local shops include a General Post Office and popular florist.

The local shops, which include a large Sainsbury's, will provide all the usual daily requirements. However, if this is not enough there is also an Asda store nearby and Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs. There is, of course, the matter of a short fifteen to twenty-minute walk into the city centre to enjoy all that Edinburgh has to offer.

Using one of the many and frequent bus services that pass through the district, the journey into Princes Street only takes only a few minutes and there is also the possibility to catch a tram at York Place which will take you through the city centre and out to Edinburgh Airport. It also only takes less than half an hour to reach the city centre on foot.

A short journey away is the Leith waterfront which provides a host of cafés, galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world.









# ★ THE GUEST HOUSE ★

McEwan Fraser Legal are delighted to be able to present to the market Ravensdown Guest House. Located in the highly desirable connecting area of Ferry Road which is currently trading as a fully serviced seven bedroom guest house and is presented in immaculate condition throughout. The property forms and occupies part of an Edwardian terrace, with main door access spread over three floors including basement storage area and separate owner's accommodation.

This is a unique opportunity to purchase a substantial property and business which has been developed in a very particular way and is currently operated with an attention to detail very rarely experienced, located in one of the most historic cities in the world. Ravensdown Guest House currently operates 8 months of the year giving scope for growth in occupancy rates for any buyer.

Presently the business is owner managed and enjoys a particular quality of guest experience that has secured them glowing verified customer reviews as the prime place to stay upon visiting Edinburgh. It has served the current owners very well over the many years and could be developed further by its next owners. The property, which is fully double glazed throughout, also has the potential to be redeveloped into a formidable residential residence given the location following the correct planning applications.





Accommodation consists of the following floors and levels:

**Ground floor.** Main door access which leads into the reception hallway. The breakfast room/guest dining room (should the new owners look to develop this area), owners lounge, double (letting) or owners bedroom with en-suite, office, kitchen shower room and second utility room with the main utility room located in the main cellar area incorporating vast additional storage space, the footprint of which equals that of the ground floor.

**First Floor.** Four double letting rooms all with en-suite shower rooms, two at the front and two at the rear of the property.

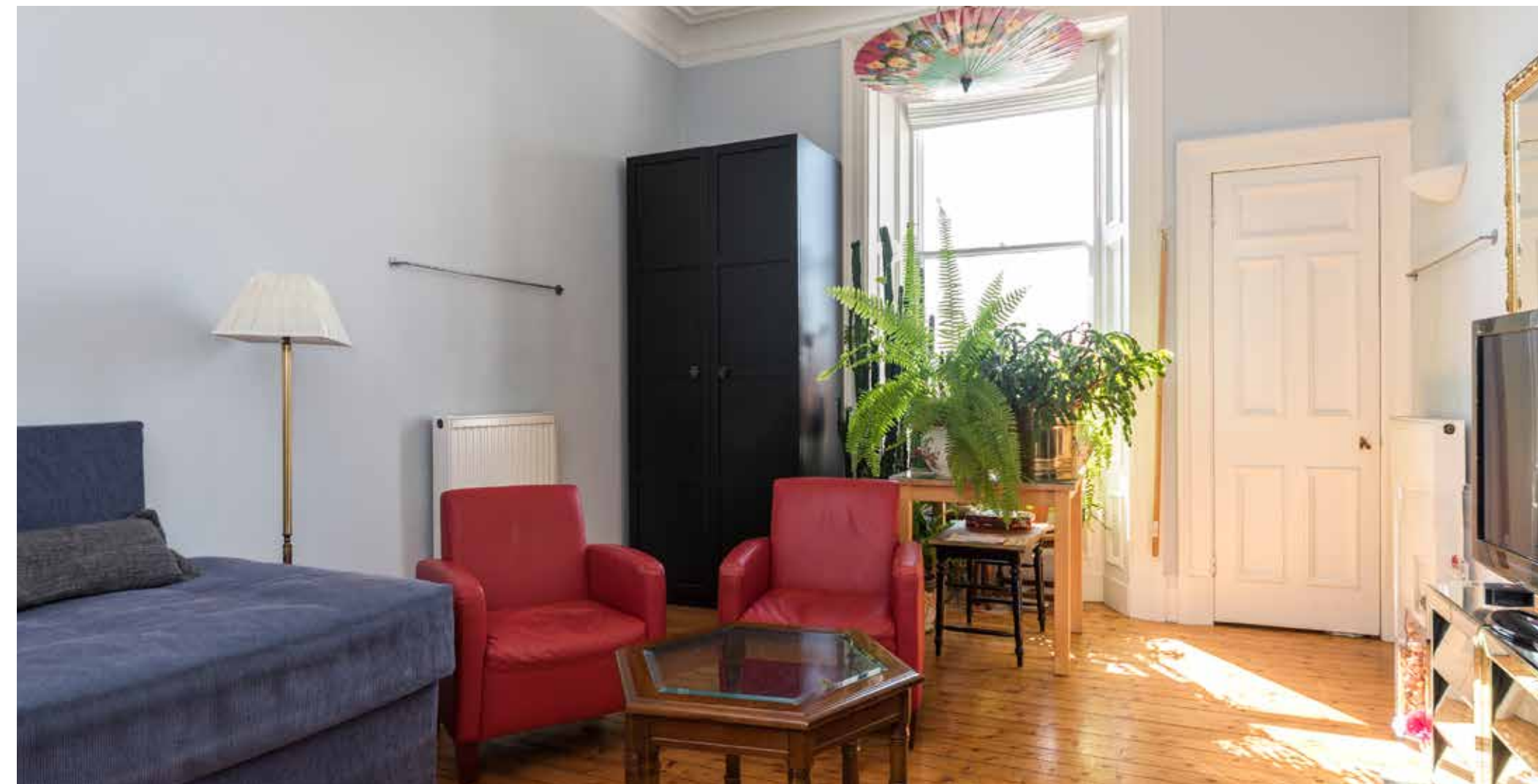
**Second Floor.** Three double letting rooms all with en-suite shower rooms, two at the front and one at the rear.

All bedrooms benefit from toiletries, central heating, Wi-Fi, Freeview TV, hairdryer, tea and coffee facilities and are available with ample on-street free car parking with a secure locked rear garden parking for motorcycles and bicycles. IP CCTV operates throughout the property giving added comfort to guests.

Tenure - Freehold

Services - Gas, electric, telephone, broadband and water mains serviced.

For more information on the business, please visit:  
<http://www.ravensdownhouse.com>



## THE OFFICE & OWNERS ACCOMMODATION







DINING ROOM



“...RAVENSOWN GUEST HOUSE  
CURRENTLY OPERATES 8 MONTHS OF THE  
YEAR GIVING SCOPE FOR GROWTH IN  
OCCUPANCY RATES FOR ANY BUYER...”















Approximate Dimensions  
(Taken from the widest point)

Owners Lounge 5.23m (17'2") x 3.73m (12'3")  
Owners Bedroom 3.73m (12'3") x 3.48m (11'5")  
En-suite 2.45m (8') x 0.93m (3'1")  
Kitchen 4.31m (14'2") x 2.73m (8'11")  
Office 4.33m (14'2") x 3.50m (11'6")  
Dining Room 6.56m (21'6") x 4.56m (15')

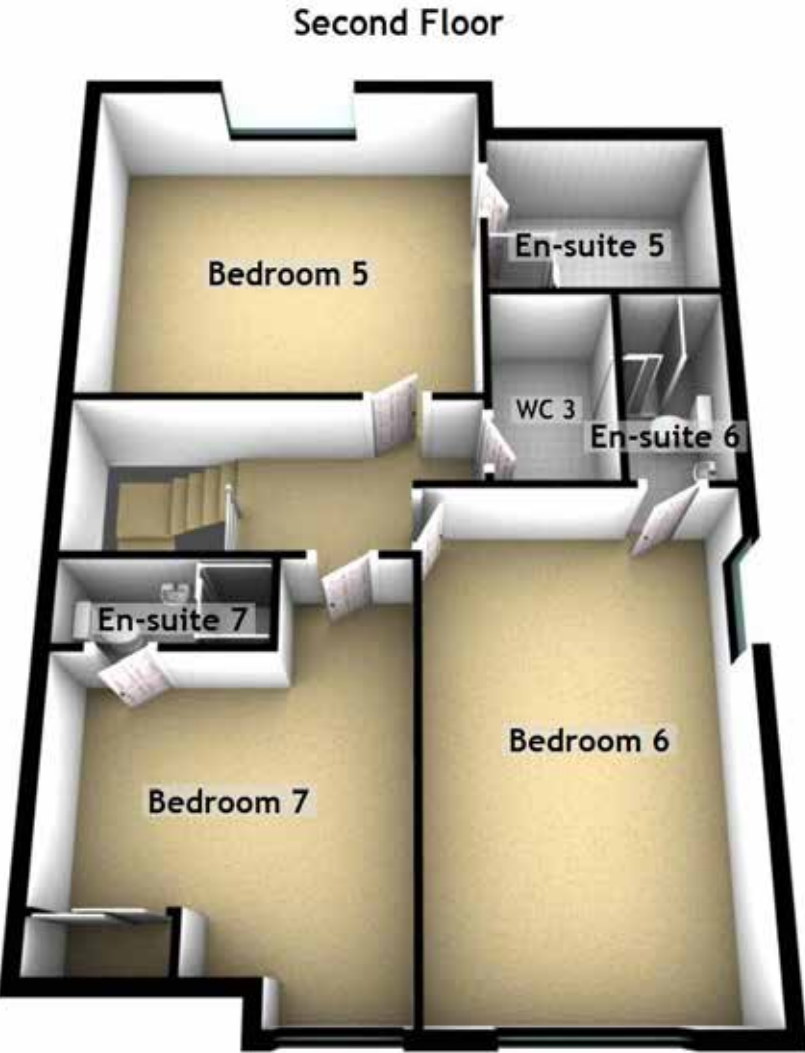
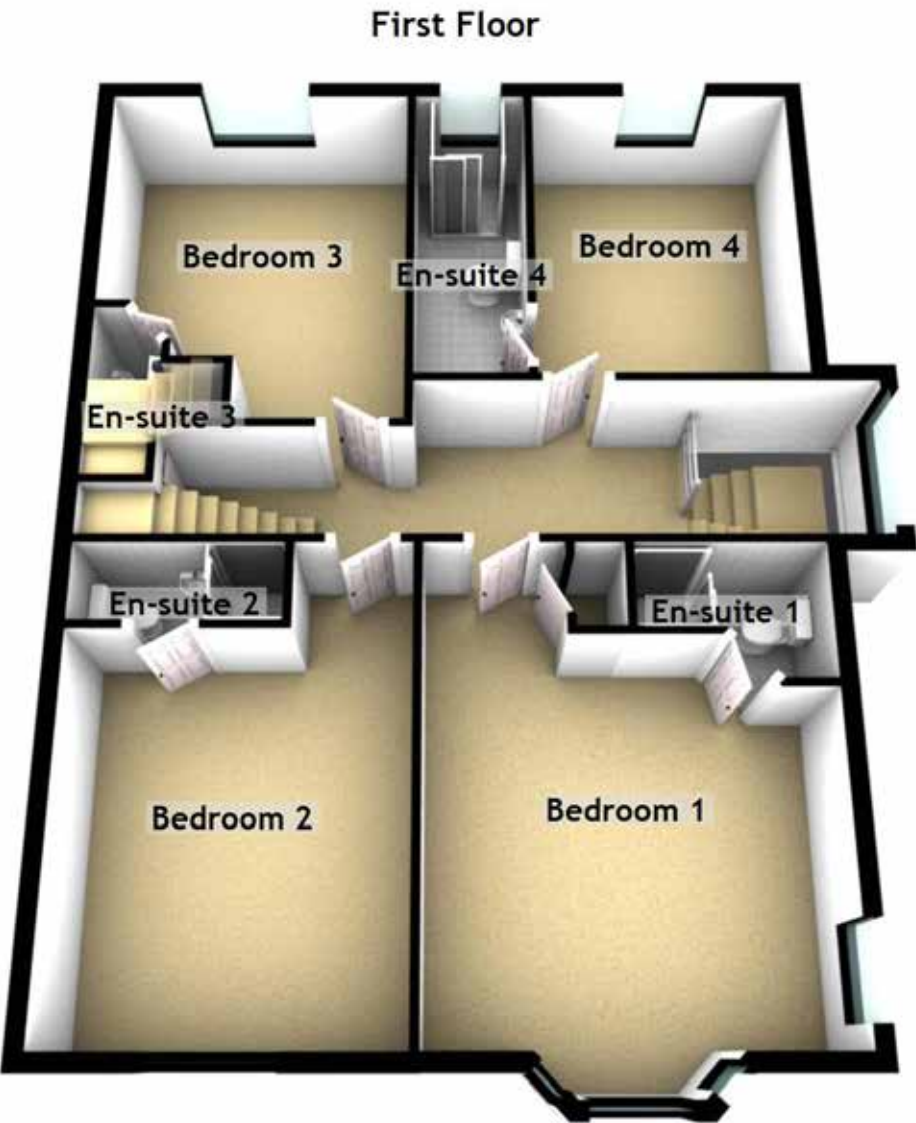
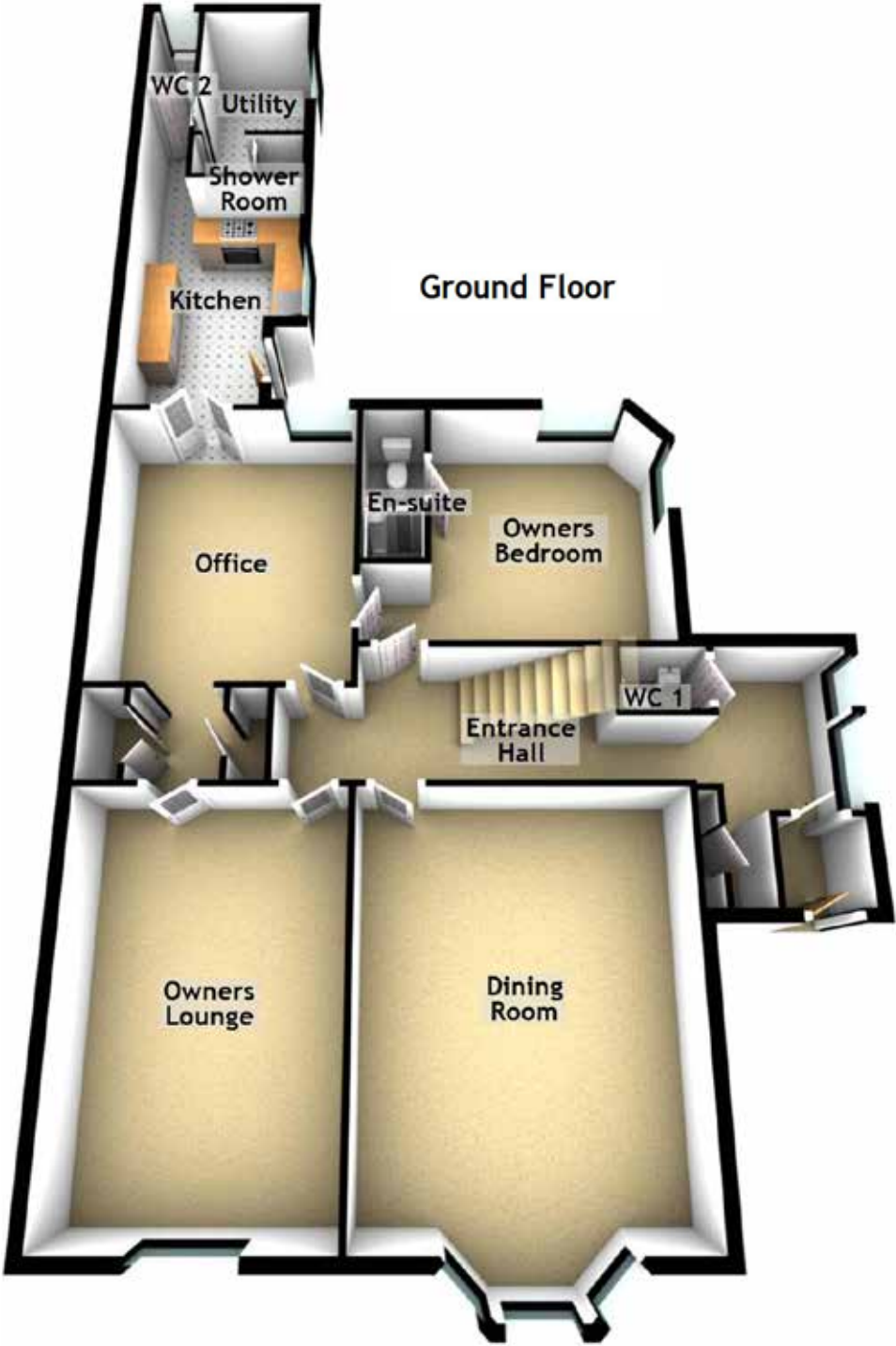
Bedroom 1 5.18m (17') x 4.58m (15')  
En-suite 1 2.06m (6'9") x 1.50m (4'11")  
Bedroom 2 4.10m (13'5") x 3.64m (11'11")  
En-suite 2 2.27m (7'5") x 0.78m (2'7")  
Bedroom 3 4.30m (14'1") x 3.52m (11'7")  
En-suite 3 1.60m (5'3") x 1.50m (4'11")  
Bedroom 4 3.74m (12'3") x 3.04m (10')  
En-suite 4 3.80m (12'6") x 1.29m (4'3")  
Bedroom 5 4.81m (15'9") x 4.26m (14')  
En-suite 5 2.89m (9'6") x 2.11m (6'11")  
Bedroom 6 5.34m (17'6") x 3.62m (11'11")  
En-suite 6 2.44m (8') x 1.23m (4')  
Bedroom 7 4.97m (16'4") x 3.98m (13'1")  
En-suite 7 2.40m (7'10") x 0.99m (3'3")

Utility 2.63m (8'8") x 1.88m (6'2")  
Shower Room 1.88m (6'2") x 0.79m (2'7")  
WC 1 1.17m (3'10") x 1.11m (3'8")  
WC 2 1.59m (5'3") x 0.77m (2'6")  
WC 3 2.44m (8') x 1.46m (4'9")

Gross internal floor area (m<sup>2</sup>): 302m<sup>2</sup>

EPC Rating (Commercial): G  
EPC Rating (Domestic): C

Extras (Included in the sale): Will be discussed on formal offer.





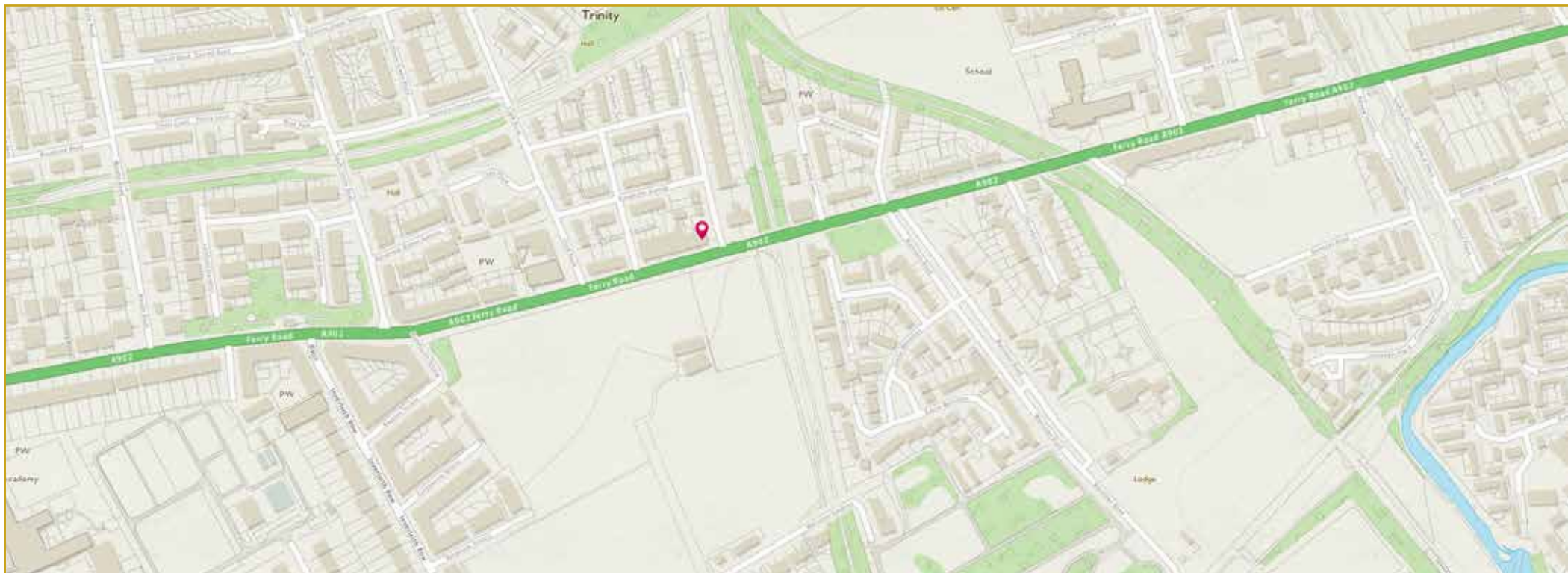


Image credit: <https://www.coordiansurvey.co.uk/bsmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**BILL CORBETT**  
 Commercial Director



Professional photography  
**VIKTOR VASS**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer