



Swanlake Guest House, 106 Ferry Road, Edinburgh

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106 Ferry Road Edinburgh EH6 4PG

- Boutique ten-room guest house
- Prime Leith location
- £200k annual turnover
- Traditional stone property
- On-site private parking
- Established profitable business

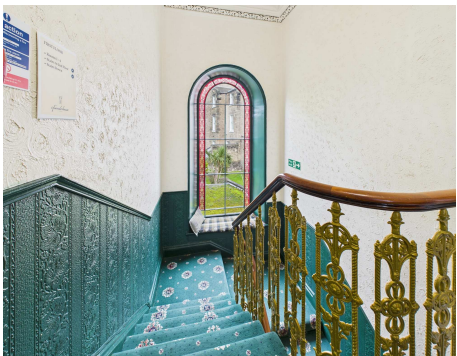
Summary

Swanlake Guest House is a ten-bedroom boutique bed and breakfast situated at 106 Ferry Road in Edinburgh's vibrant Leith district. Housed within a traditional stone townhouse, it combines attractive period character with modern comfort. The business enjoys strong repeat custom, a solid local reputation, and represents a well-established hospitality investment with consistent performance.

Situation

Positioned in the popular Leith neighbourhood, Swanlake Guest House offers excellent accessibility to Edinburgh's city centre and major transport connections. It lies approximately 3 kilometres from Waverley Station and 20 kilometres from Edinburgh Airport. Regular bus services operate along Ferry Road, linking the property directly to central Edinburgh and surrounding areas. The location benefits from close proximity to the Royal Mile, Princes Street Gardens, St Giles' Cathedral, and the Water of Leith walkway—all popular visitor attractions generating consistent year-round trade. Local amenities include cafés, restaurants, independent shops, and well-regarded schools such as Lorne Primary and Leith Academy.

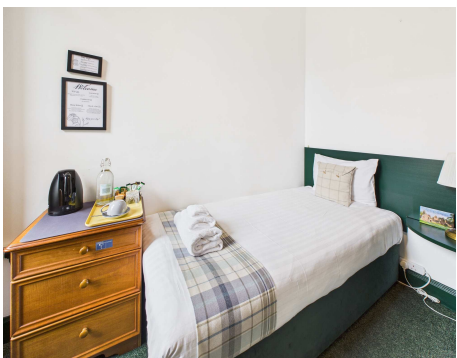




The Business

Swanlake Guest House is a well-established operation known for its friendly service, comfortable accommodation, and high-quality breakfasts. The business currently operates on a lease producing annual rental income of £54,000, with 12 months remaining on the existing agreement. It maintains a strong reputation supported by positive guest reviews and repeat clientele.

Turnover is understood to be around £200,000 per annum, though accounting details are unavailable due to the lease structure. This represents a strong turnkey opportunity for investors or owner-operators seeking a profitable hospitality venture in a prime Edinburgh location.



Property

The guest house occupies a traditional stone-built townhouse extending to approximately 283.2 square metres (3,049 square feet) over two and a half storeys. It features a pitched slate roof with dormer extensions and a single-storey rear addition constructed of brick and render beneath a flat felt roof.

The accommodation is well-presented and designed for comfort and practicality, providing nine guest rooms (a mix of double, twin, and family options) alongside a self-contained owner's en-suite bedroom and lounge on the ground floor. Most guest rooms offer en-suite bathrooms, while additional shared facilities are tastefully appointed. Interior décor blends traditional and modern elements, with timber flooring and large double-glazed windows throughout.

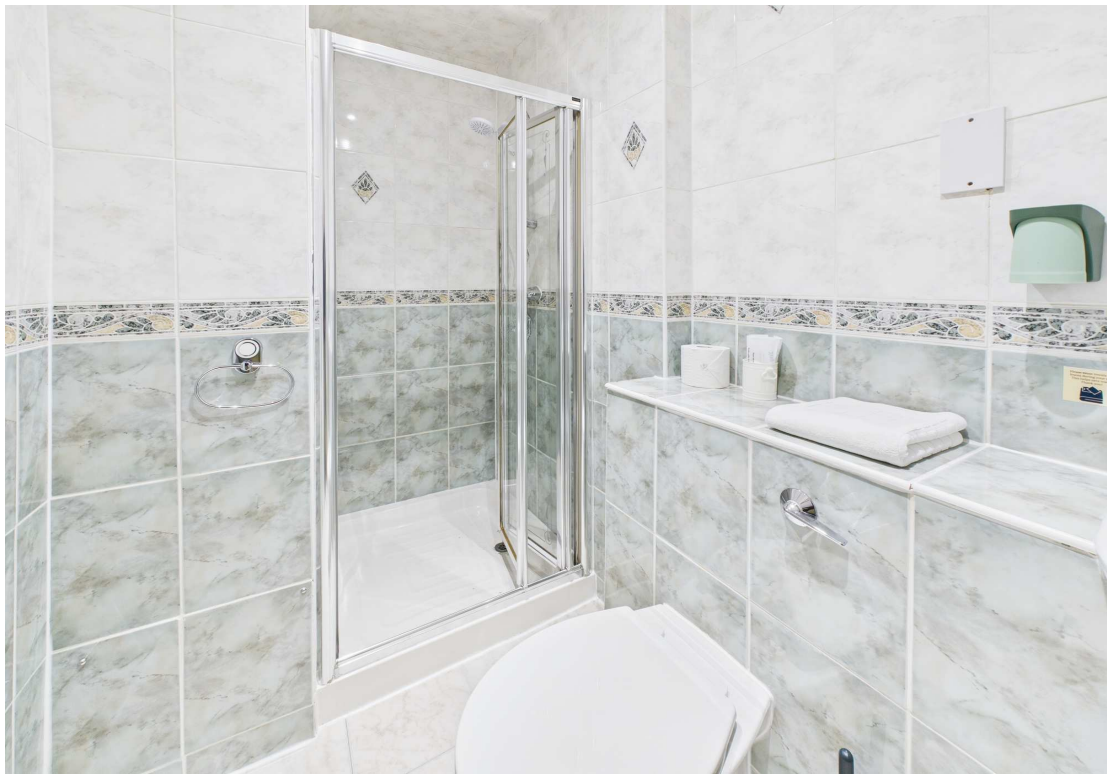
Communal areas include a welcoming reception, light-filled lounge, dining and breakfast room, and a fully fitted kitchen with tiled flooring, spot lighting, and ample workspace. Heating is supplied via a gas-fired central system, and all mains utilities are connected.



External

Externally, the property features both front and rear gardens. The front area accommodates off-street parking for up to two vehicles within a paved section, while the rear garden offers a peaceful, landscaped environment ideal for guest relaxation. The quiet residential setting enhances the tranquil atmosphere of the guest house, complementing its convenient access to Edinburgh's cultural and tourist amenities.









Tenure

Scottish Equivalent of Freehold

Trading Information

Trading information will be released after a formal viewing has taken place.



All appointments to view this or any of our other properties must be made through the vendors sole agents.

CCL Property

62 High Street, Elgin, Moray, IV30 1BU
T: 01343610520

www.cclproperty.com

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.