



**Gifford House**  
103 Dalkeith Road, Edinburgh, EH16 5AJ

Offers around £1,200,000 (Freehold)

- Established 4-Star Gold 7-Bed Guest House in Southside Edinburgh
- Superb central location on main arterial route into Edinburgh
- Resident's Lounge; Breakfast Room; 2-bed Private Accommodation
- Purposely restricted trading below VAT threshold

## INTRODUCTION

Gifford House is located on Edinburgh's main southerly arterial routes — Dalkeith Road. The hotel is just over a mile south of the city centre, ensuring ease of accessibility to many of Edinburgh's most popular historical, cultural and entertainment venues. Edinburgh, as Scotland's capital and seat of the Scotland's parliament, is a major attraction in itself: and is considered one of the top tourist destinations in the UK, second only to London — recognised as an all year destination. The world-renowned Edinburgh Festival is also a huge attraction, and the city remains a significant and major financial centre.

Gifford House is a charming guest house that captures the essence of Scottish hospitality. The sellers have owned and operated for 34 years, creating a well-established and reputable guest house business. At present the owners, by choice, operate at half occupancy letting only 4 rooms. Over their ownership they have modernised and fully maintained the property, with upgrading of the owner's accommodation and modernisation of letting bedrooms.

The sale of Gifford House proposes a wonderful opportunity for a new owner to acquire an established guest house close to Edinburgh city centre with the potential to further develop the business with full utilisation of the bedrooms and maximising the trading periods.

## THE PROPERTY

Gifford House is a 7-bed guest house with owner's accommodation contained within a Victorian terrace villa of traditional stone construction. The guest house's entrance is accessed off Dalkeith Road, with the entrance vestibule opening into entrance hallway with main staircase and internal access.



## ACCOMMODATION SUMMARY

The hotel's accommodation is set over 3 main levels and can be summarised, briefly, as follows: -

### Public Areas

- Entrance Vestibule and Hall
- Breakfast Room (18)
- Resident's Lounge (8) — 1st Floor

### Letting Bedrooms

7 Letting Bedrooms to sleep 18.

- 4 x Double
- 3 x Family

All ensuite bedrooms; 7 x shower only

### Service areas

- Domestic kitchen
- Range of storage cupboards
- Laundry

### Owners Accommodation

- Living room — off entrance hallway
- Double bedroom with ensuite bathroom - at rear
- Single bedroom — 1st floor
- Separate shower room — ground floor

### Outside

- Small garden area, accessed via owner's accommodation, with access to rear alleyway



#### TRADE

Gifford House is currently operated, by personal choice, at half occupancy, letting a total of 4 rooms; trading is on restricted periods, and currently trades below the VAT threshold. This is done purely to suit the current owner's circumstances.

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

#### STAFF

TUPE regulations will be applicable to all staff.

#### LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

#### WEBSITE / RATINGS

<https://www.edinburghbedbreakfast.co.uk/>

Visit Scotland — 4 Star Gold Guest House  
Trip Advisor Rating — 4.5

#### SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

#### ENERGY PERFORMANCE CERTIFICATE

Gifford House — EPC Rating — F  
The EPC is available upon request.

#### RATEABLE VALUE & COUNCIL TAX

Gifford House - Current Rateable Value £11,550 (1st April 2023)(Residential Apportionment £1,850 — Non-Residential Apportionment £9,700)

Gifford House — Council Tax Band "B"

#### TENURE

Heritable (Freehold) / Outright Ownership

#### PRICE

Offers around £1,200,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.





### EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

### FINANCE/ BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

### VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

### OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agent at the address below:

Graham + Sibbald  
40 Torphichen Street, Edinburgh, EH3 8JB



Owner's Living Room



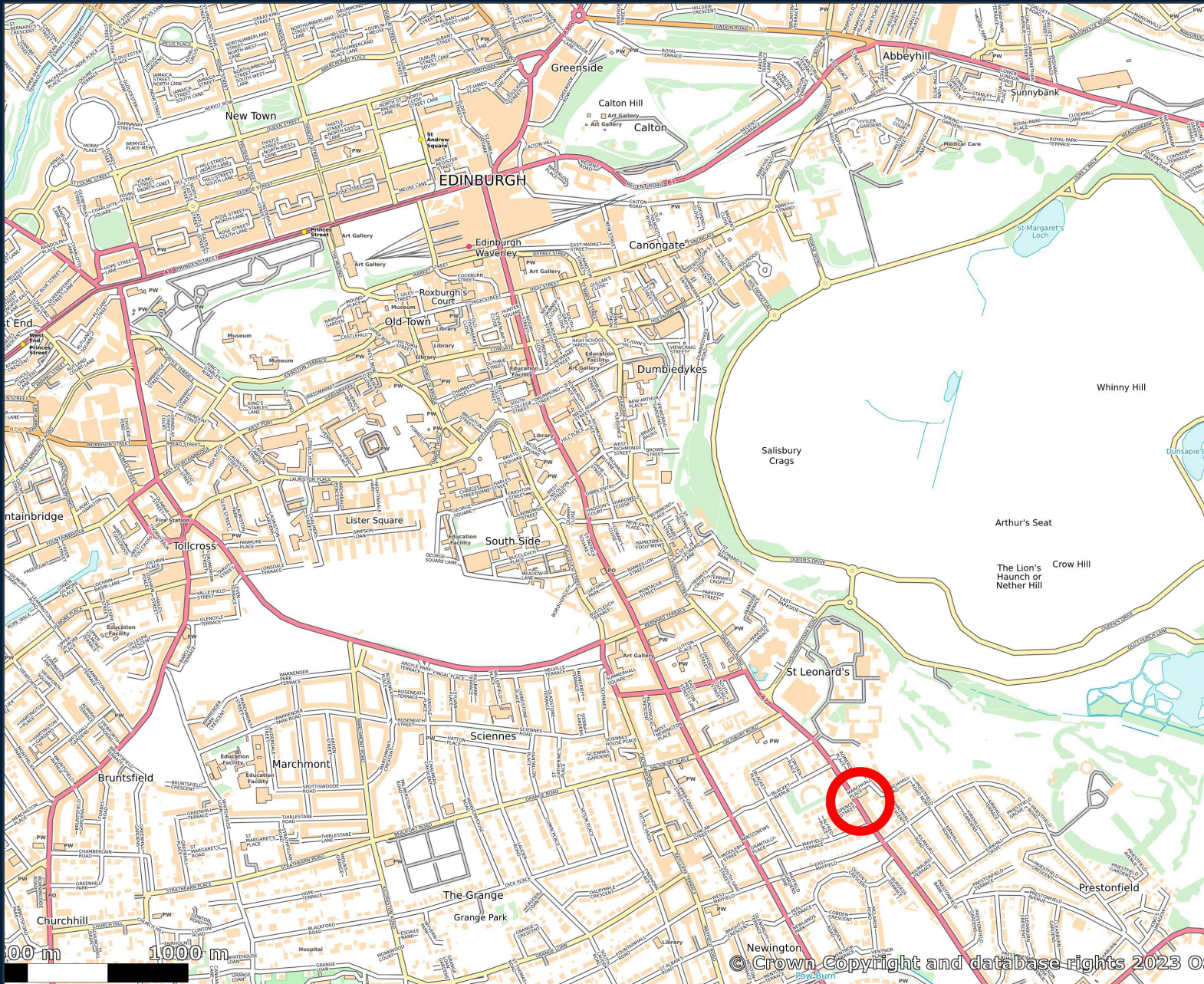
Owner's Bedroom





GIFFORD HOUSE, 103 DALKEITH ROAD, EDINBURGH, EH16 5AJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 3,541 SQ FT / 329 SQ M  
 All measurements and fixtures including doors and windows are approximate  
 and should be independently verified.  
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For any queries or to arrange a viewing, please contact —



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