



## PROJECT LITE

Stunning Opportunity in the Edinburgh Area

- Exceptional 17-Bedroom Licensed Guest House
- City Centre Location
- Luxurious Cocktail Bar
- Waterfront position

**Offers Around £4,950,000**

For further information please contact:

**Peter Seymour**  
Director of Hotel + Leisure  
Peter.Seymour@g-s.co.uk  
07967 551 569

**Emily Hewitson**  
Graduate Surveyor  
Emily.Hewitson@g-s.co.uk  
07795 518627