20 Broughton Place

Edinburgh, EH1 3RX



An exceptional collection of nine serviced apartments in the heart of Edinburgh's prestigious New Town.

INVESTMENT OVERVIEW

We are delighted to present an excellent investment opportunity to acquire a 9 unit apart-hotel.

- 20 Broughton Place comprises 9 self-catering apartments (3 x studios, 3 x one bed apartments & 3 x two bed apartments. 12 beds in total)
- Excellent location in Edinburgh's New Town
- Refurbishment of a former hostel (Class 7) to an apart-hotel. (No requirement for STL licensing)
- High quality renovation by experienced Edinburgh developers, Blagden Property.
- Aparthotel occupies the entire townhouse building with private ground floor entrance to these apartments only, with all accommodation set over the basement, ground, first and second floor levels.
- Forecast trading performance available on request.

20 Broughton Place
Edinburgh

LOCATION

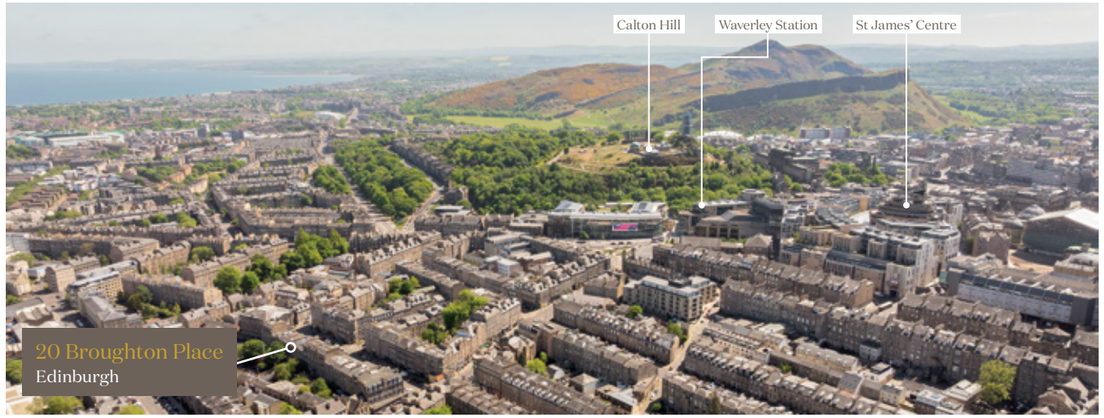
Situated in the heart of Edinburgh's world-renowned New Town, 20 Broughton Place occupies a prime position within one of the city's most established and sought-after neighbourhoods. Just moments from vibrant Broughton Street, the property is surrounded by an excellent selection of independent cafés, restaurants, bars and boutique shops.

Edinburgh's prime retail destinations including Princes Street, St James Quarter, Multrees Walk and George Street are all within easy walking distance, whilst many of the city's most celebrated attractions, including Edinburgh Castle, the Royal Mile, Calton Hill and the Scottish National Portrait Gallery, are readily accessible nearby.

The location is particularly well placed for both leisure and corporate visitors. Edinburgh's key financial, legal and professional services districts are located within the city centre, while the world famous festivals, cultural events and visitor attractions continue to draw millions of visitors each year.

Connectivity is exceptional. Edinburgh Waverley Station is a short walk from the property, providing direct services throughout Scotland and to major UK cities including London. Edinburgh Trams, accessible nearby at Picardy Place, provide a direct and efficient link to Edinburgh International Airport, while also connecting key destinations across the city centre. Edinburgh International Airport lies approximately 8 miles to the west, offering an extensive range of domestic and international connections.

Combining the character and elegance of Edinburgh's Georgian New Town with immediate access to the city's commercial, retail and cultural amenities, 20 Broughton Place occupies a location perfectly suited to the demands of the modern serviced apartment market.



DESCRIPTION

20 Broughton Place presents an outstanding opportunity to acquire a high-quality 9 unit apart-hotel within one of Edinburgh's most desirable city centre locations.

Occupying a handsome Grade A listed building in the heart of the New Town, the development has been carefully designed to create a range of contemporary, self-catering accommodation units ideally suited to Edinburgh's thriving short-stay and corporate accommodation markets.

The development comprises a collection of thoughtfully designed studio, 1 bedroom and 2 bedroom apartments arranged over the lower ground, ground, first and second floors, together with a resident reception, a guest laundry, luggage storage and housekeeping store. The variety of apartment configurations broadens the appeal of the accommodation offering, catering to solo travellers, couples, business guests and families alike. In particular, the spacious two-bedroom apartments provide flexible accommodation ideally suited to families and small groups, offering an attractive alternative to traditional hotel stays. Each apartment has been specified to a high standard, combining modern convenience with carefully considered interior finishes and premium materials throughout.

Bespoke kitchens, contemporary shower rooms, high-speed connectivity, smart heating controls and secure keyless access systems provide an attractive and efficient hospitality offering. The apartments benefit from refurbished period features, generous natural light and stylish interiors designed to appeal to both leisure and business travellers visiting Edinburgh throughout the year.

Situated within Edinburgh's historic New Town and a short walk from the city's principal retail, cultural and business districts, 20 Broughton Place represents a rare opportunity to acquire a premium hospitality asset in one of the UK's most resilient and highly sought-after tourism markets.

Disclaimer: All images have been computer generated and are for illustrative purposes only, please refer to the specification for detailed description.

20 Broughton Place
Edinburgh







20 Broughton Place
Edinburgh







20 Broughton Place
Edinburgh

FLOOR PLAN

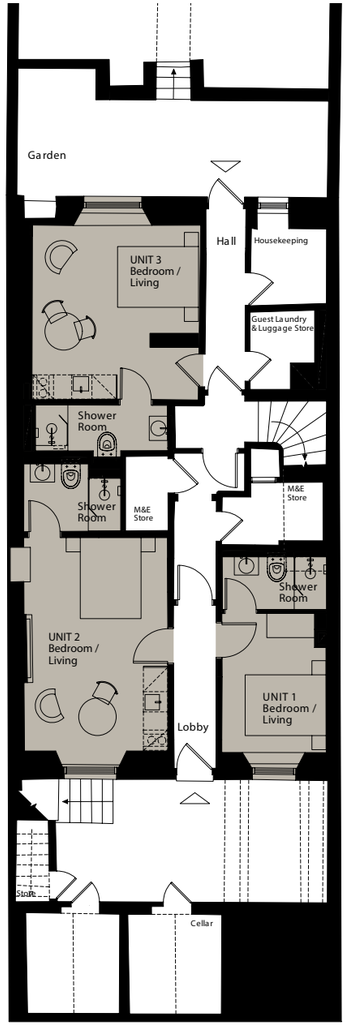
- Studio units
- One beds units
- Two beds units

Approx. Gross Internal Area (incl. Entrance Lobbies)

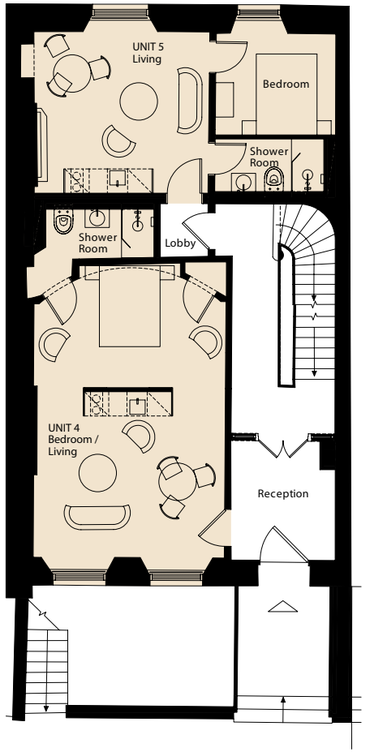
Unit 1 – 13.2 sqm (142 sq ft)
Unit 2 – 23.5 sqm (253 sq ft)
Unit 3 – 22.3 sqm (240 sq ft)
Unit 4 – 39.3 sqm (423 sq ft)
Unit 5 – 31.8 sqm (342 sq ft)
Unit 6 – 36.1 sqm (389 sq ft)
Unit 7 – 42.5 sqm (457 sq ft)
Unit 8 – 33.6 sqm (362 sq ft)
Unit 9 – 39.4 sqm (424 sq ft)

Total Units GIA – 282 sqm (3203 sq ft)
Total Building GIA – 375 sqm (4036 sq ft)

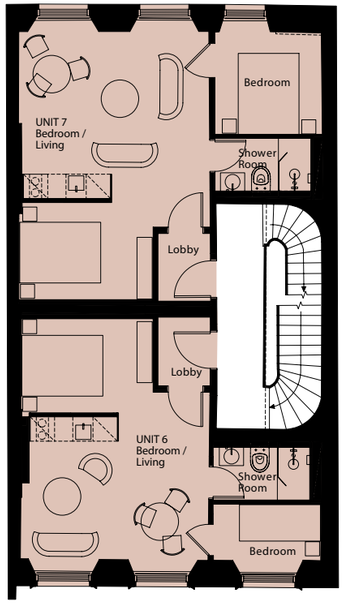
For identification only. Not to scale.



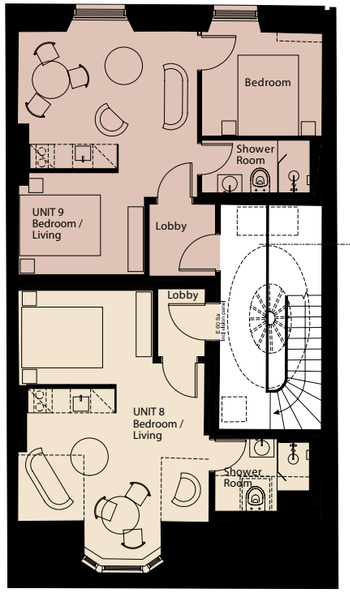
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

20 Broughton Place
Edinburgh







20 Broughton Place
Edinburgh

SPECIFICATION

KITCHENS

- Bespoke timber cabinetry supplied and installed by Peden & Pringle
- Integrated appliances to include*:
  - Combination microwave / fan oven
  - Fridge with ice box
  - Domino induction hob
  - Slimline dishwasher
- Undermounted sink with swan neck mixer tap
- Quartz worktop and splashback
- Open shelving
- Decorative over cabinet wall lights
- LED under cabinet lighting
- Bronze finish cabinet hardware

* reduced kitchenette facilities to Unit 1.

SHOWER ROOM / WCS

- High quality contemporary bathroom fittings including:
  - Floor standing WC with concealed cistern
  - Vanity shelf with ceramic wash hand basin and wall mounted taps
  - Generous shower enclosure with frameless glass screens
  - Exposed rail, overhead shower and handset, with thermostatic mixer valve
- Bathroom brassware to be gunmetal
- Porcelain tiles to floor and shower areas (60cm x 60cm)
- Large wall mounted mirror with demister pad

FINISHES

- Refurbished and draft-proofed timber sash and case windows
- Ironmongery finishes & light switches to be dark bronze
- Kahrs wood effect LVT flooring to all living spaces
- Carpeted bed zones and bedrooms
- Wall mounted reeded timber bed heads
- Pendant lights to certain living and bed areas
- Locally switched bedside wall lights
- Decorative wall lights to shower rooms
- Hard-wearing carpets to circulation halls and stairs
- Decorative pendants to lobby and stair well
- Decorative wall lights to common areas

LIGHTING, ELECTRICAL & DATA

- Efficient LED lighting throughout
- Low level PIR activated lighting to shower rooms
- Bedside light switching
- Integrated USB-C charging points
- Shaver sockets to shower rooms
- WIFI and digital TV access points
- Ultrafast broadband connection to Virgin Media
- Network hub and unmanaged data swtiches

HEATING & VENTILATION

- Efficient electric immersion water heaters to each apartment
- Traditional column-style electric radiators throughout resident accomodation & circulation spaces
- Electric ladder towel rail to shower rooms
- Remote app-control for hot water and heating systems from Genius Hub
- Centralised mechanical extract ventilation from kitchens, shower rooms and stores

SECURITY & FIRE SAFETY

- Centralised keypad access system from Salto to main entrances, all apartments and resident amenities
- Centralised CCTV system with cloud-access
- Centralised fire safety and monitoring system with sprinkler fire suppression
- Presence detection security lighting to basement areas
- Emergency lighting and signage throughout

STORAGE & COMMUNAL RESIDENT AMENITIES

- Secure resident laundry and luggage store area
- Housekeeping storage
- Laundry and refuse storage
- Server and communications storage area

FURNISHING & INTERIOR FIT-OUT

- Furnishing and interior fit-out packages available by separate negotiation





OFFERS: All offers are to be submitted to Knight Frank, verbally or formally, via you or your solicitor and Knight Frank can be reached on 0131 222 9600.

LEGAL TITLE & PLANNING: The property is held freehold by the current owners. Listed Building Consent has been granted by The City of Edinburgh Council to cover "Internal alterations to refurbish existing building including minor alterations for fire regulations compliance". LBC reference: 25/04855/LBC. Existing and proposed use Class 7. Hotel and Hostels.

FORECASTED INCOME: Operational income and cost details have been provided by Moment and can be provided upon request from Knight Frank.

SERVICES: Mains water, electricity and drainage are provided. Efficient electric immersion heaters are installed within each apartment for hot water. Traditional column-style electric radiators provide heating in all living areas & bedrooms. Each property can be controlled via remote App functionality covering both HW and heating systems. It is the responsibility of the purchaser to ensure that services available are adequate.

VIEWINGS: Strictly by appointment through Knight Frank on 0131 222 9600. Prior to making an appointment to view, Knight Frank strongly recommends that you discuss any particular points that are likely to affect your interest with a member of our staff who has seen the property.

EPC: To be confirmed on completion.

VAT: It is anticipated that the sale will be treated as a company purchase and therefore no VAT will be payable on the purchase price. We understand that the building elected to VAT and that VAT would be payable on this transaction under an asset purchase scenario.

METHOD OF SALE: The property is offered for sale via private treaty.

RATEABLE VALUE: To be confirmed on completion by Edinburgh Council

FINANCIAL GUARANTEE/ANTI MONEY LAUNDERING: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

CONTACT

Neil Scott
Residential Investment
+44 7920 290 220
neil.scott@knightframk.com

Rosi Dow
Residential Investment
+44 7890 026 219
rosi.dow@knightframk.com

knightfrank.co.uk

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated November 2026. Photographs and videos dated September 2026 All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.