McEwan Fraser Legal
Solicitors & Estate Agents

48B Timber Bush

THE SHORE, EDINBURGH, EH6 6QH



FULLY LICENSED SHORT-TERM HOLIDAY LET IN EDINBURGH'S SHORE DISTRICT



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McEwan Fraser Legal is delighted to present 48B Timber Bush, a charming mews-style house in the heart of The Shore, one of Edinburgh's most sought-after locations. Significantly, the property is an established and fully licensed short-term holiday let, benefiting from a Certificate of Lawfulness confirming its established use and a current short-term-let licence. With a proven trading history dating back to 2011, the property represents an exceptional opportunity for an investor to acquire an established, legally authorised and profitable short-term-let business in one of Edinburgh's most popular visitor destinations.

Accessed via an attractive shared courtyard, the property retains a wealth of period character and offers spacious, well-proportioned accommodation. The interior includes a generous living room, a contemporary kitchen, two comfortable double bedrooms, shower room and a downstairs WC. The property's character, generous accommodation and enviable location make it particularly well suited to the short-term holiday market, with licensed occupancy for up to four guests.

The Property























Bedroom 1









Bedroom 2













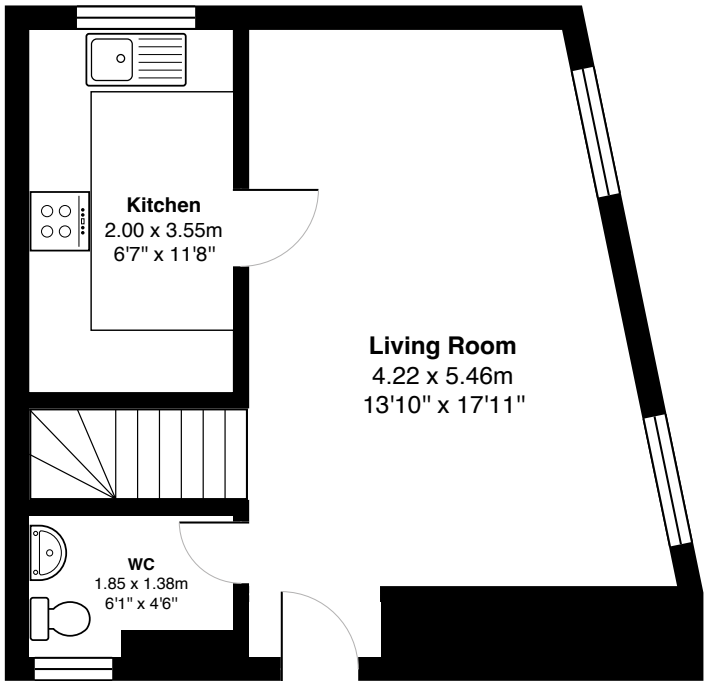


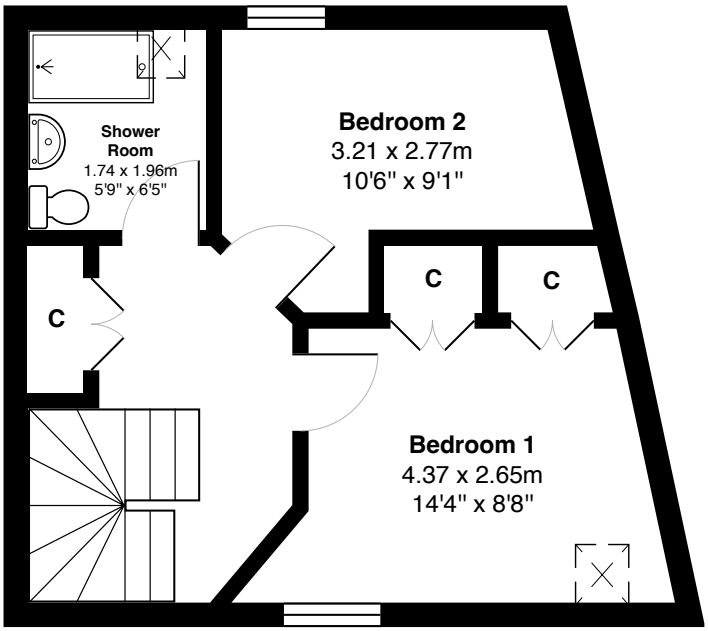
Professionally managed and offered fully furnished, the property is an established and successful short-term-let business, with Airbnb Superhost status and an impressive 4.8-star guest rating from over 250 reviews.

Generating approximately £60,000 per annum in net booking revenue, with scope for further growth, the business also benefits from a substantial forward book of reservations extending to August 2027.

With an established trading history, the necessary regulatory approvals and an excellent reputation, this represents a rare opportunity to acquire a fully operational short-term-let business with an established income stream from day one.

Detailed financial information, trading history and supporting licensing documentation are available to interested parties.





Gross internal floor area (m^2): 60m^2

EPC Rating: D

Floor Plan











Timber Bush enjoys an enviable position in the heart of Edinburgh's fashionable Shore district, one of the city's most vibrant and sought-after residential locations. Renowned for its waterfront setting, thriving food and drink scene, and distinctive character, The Shore has become particularly popular with young professionals and buyers seeking a lively urban lifestyle within easy reach of the city centre.

The immediate area offers an outstanding selection of independent cafés, stylish bars, restaurants and traditional pubs, many clustered around the historic waterfront. The Shore is also home to several acclaimed restaurants, while nearby Leith Walk offers an eclectic mix of independent shops, coffee houses and local businesses. Ocean Terminal offers additional shopping and leisure facilities, including a cinema, with more amenities throughout Leith.

Transport connections are excellent, with the nearby Shore tram stop providing a convenient link to Edinburgh city centre, Haymarket, Edinburgh Airport and Newhaven. Regular bus services offer further connections across the capital, while the city centre is also easily accessible on foot or by bicycle.

The Location



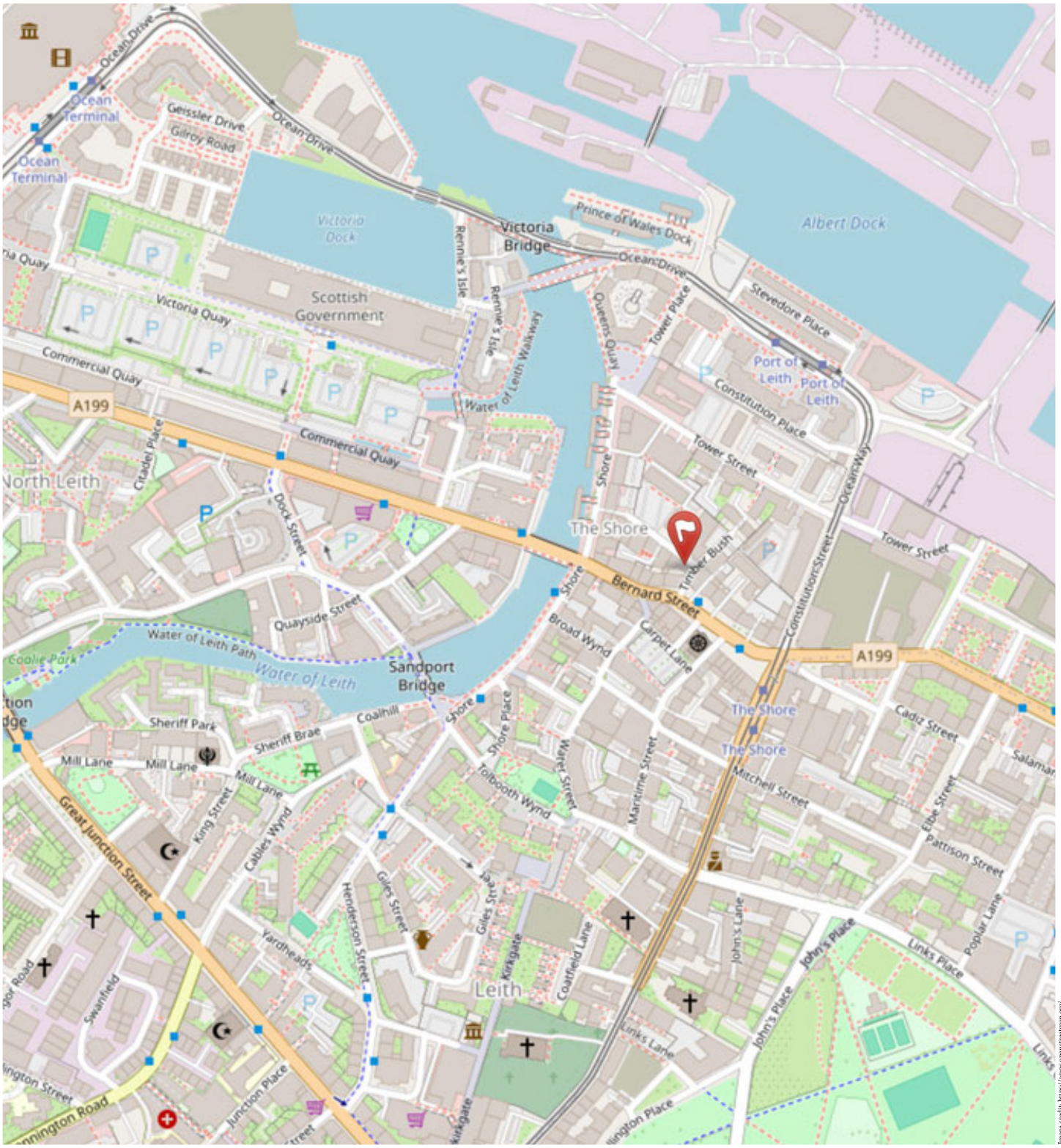




For those who enjoy spending time outdoors, the nearby Water of Leith Walkway offers attractive routes for walking and cycling, while Leith Links and the waterfront at Newhaven provide additional opportunities for recreation.

Combining a lively social scene, excellent transport links and a distinctive waterfront atmosphere, Timber Bush is an ideal location for buyers seeking the convenience and excitement of city living in one of Edinburgh's most fashionable neighbourhoods.

The Location



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