

BEN CRUACHAN

★★★★ GUEST HOUSE




McEwan Fraser Legal
Solicitors & Estate Agents

17 McDonald Road, Edinburgh, EH7 4LX



THE LOCATION



Bellevue is a sought after residential district on north-eastern edge of the New Town, close to Canonmills. In the main, it comprises a wide variety of Georgian and Victorian style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more modern properties.

Needless to say, this is an exceptionally central location which would give a guest ready access to Edinburgh City Centre, by foot or by public transport. Princess Street and the Royal Mile envelope some of Scotland's real cultural treasures and the Edinburgh Playhouse is virtually on your doorstep. For those who enjoy open-air recreational facilities, the Royal Botanic Gardens is only a short walk away. Beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in a number of directions, providing almost country-like walks within the heart of the city.

Throughout the city centre, but more especially around Lothian Road and the West End, there are a wide variety of formal entertainment facilities including the Usher Hall, a variety of theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs.





THE LOUNGE



McEwan Fraser Legal are delighted to be able to present to the market The Ben Cruachan Guest House located in the highly desirable area of Bellevue which is currently trading as a fully serviced five-room guest house and is presented in immaculate condition throughout. Over recent years the business has received Gold Star Status by VisitScotland and the prestigious Certificate of Excellence by Trip Advisor.

This is a unique opportunity to purchase a successful business located in one of the most historic cities in the world. Bellevue skirts the edges of Edinburgh famous New Town and affords easy access to shops, bars and restaurants of Edinburgh city centre alongside some of Scotland's greatest cultural treasures. This prime location has always afforded the current owners excellent occupancy rates without the need to resort to more thorough advertising. There is excellent potential for further growth.

The property is split over the ground and basement levels of a traditional blonde sandstone tenement and benefits from main door access. Internally, the property is presented in fantastic condition with a luxurious, upmarket, feel that has made a significant contribution to the success of the business. From the street, an entrance vestibule leads to a large warm and welcoming entrance hall which gives access to three large en-suite guest bedrooms and a large lounge. There has been great retention of period features which serves to highlight and enhance the fantastic contemporary décor. The basement level offers two further en-suite guest bedrooms, a large dining room and a substantial and very well finished kitchen. A door on this level opens on to a private rear terrace which itself opens into a large communal garden.

All bedrooms benefit from toiletries, central heating, blackout blinds, Wi-Fi, Freeview TV and tea and coffee facilities.



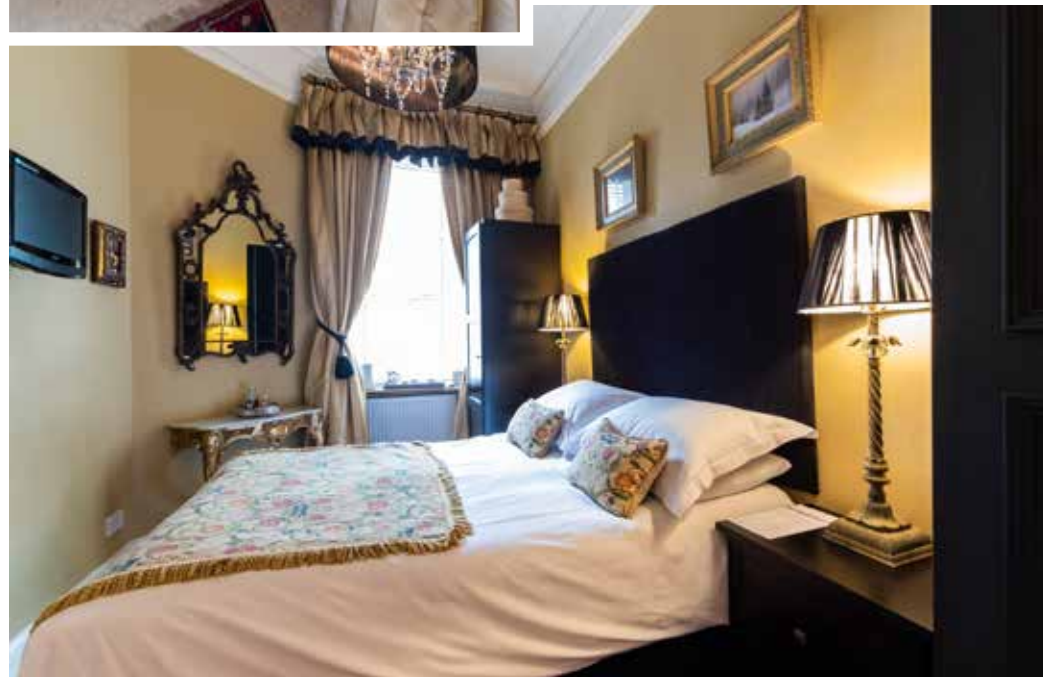


KITCHEN & DINING ROOM





BEDROOM 1





BEDROOM 2

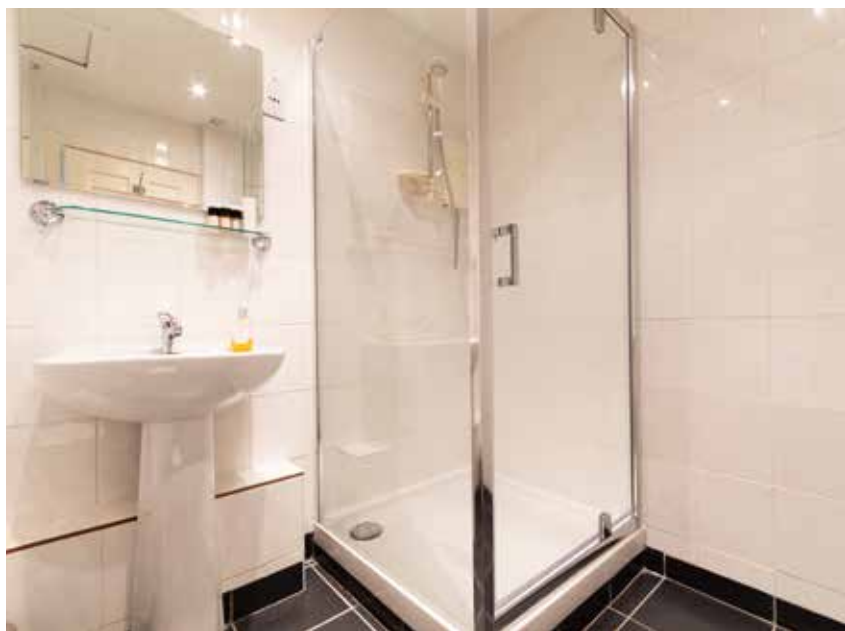


"...There has been great retention of **period features** which serves to highlight and enhance the **fantastic contemporary décor**..."





BEDROOM 3





BEDROOM 5



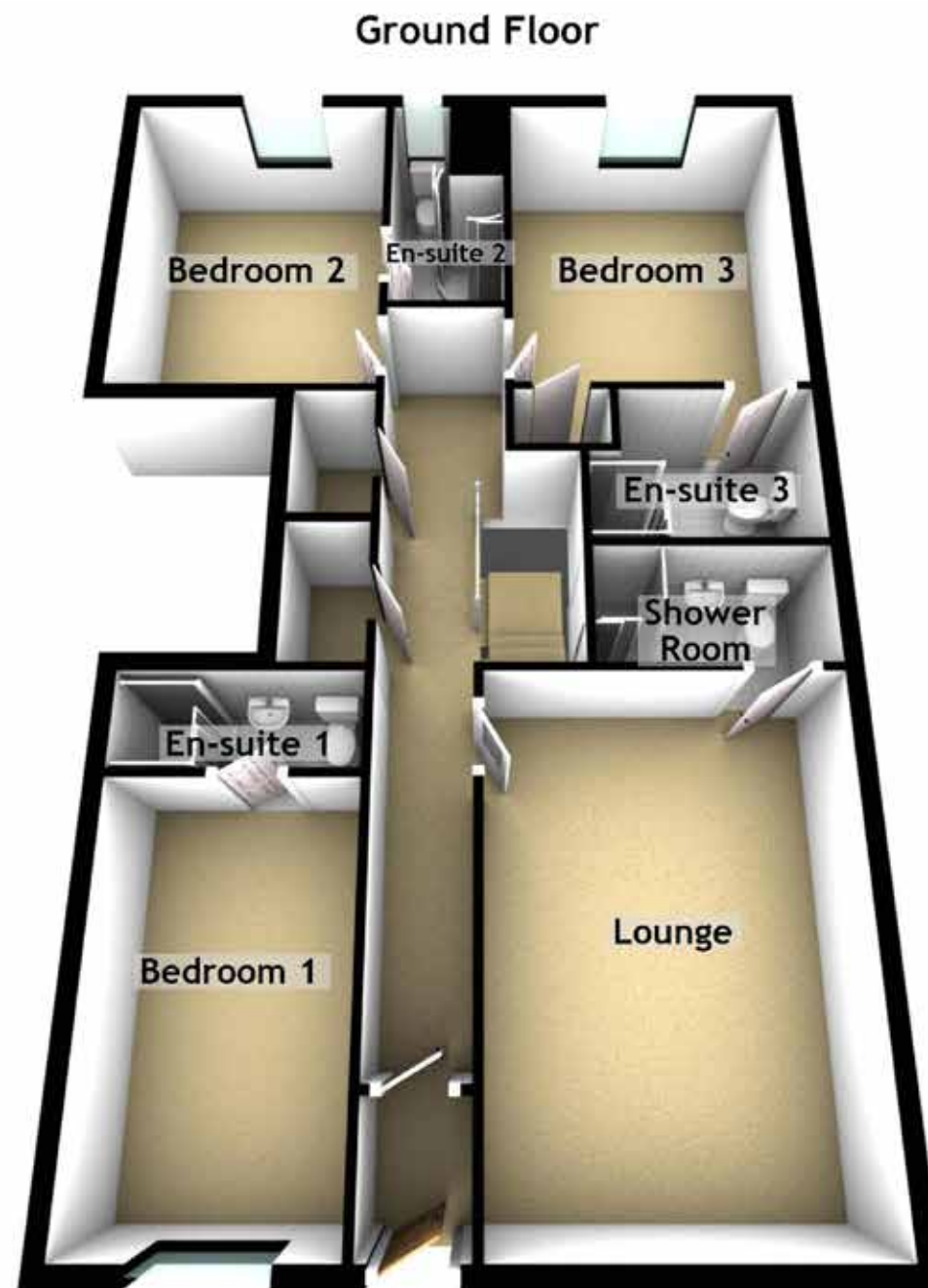
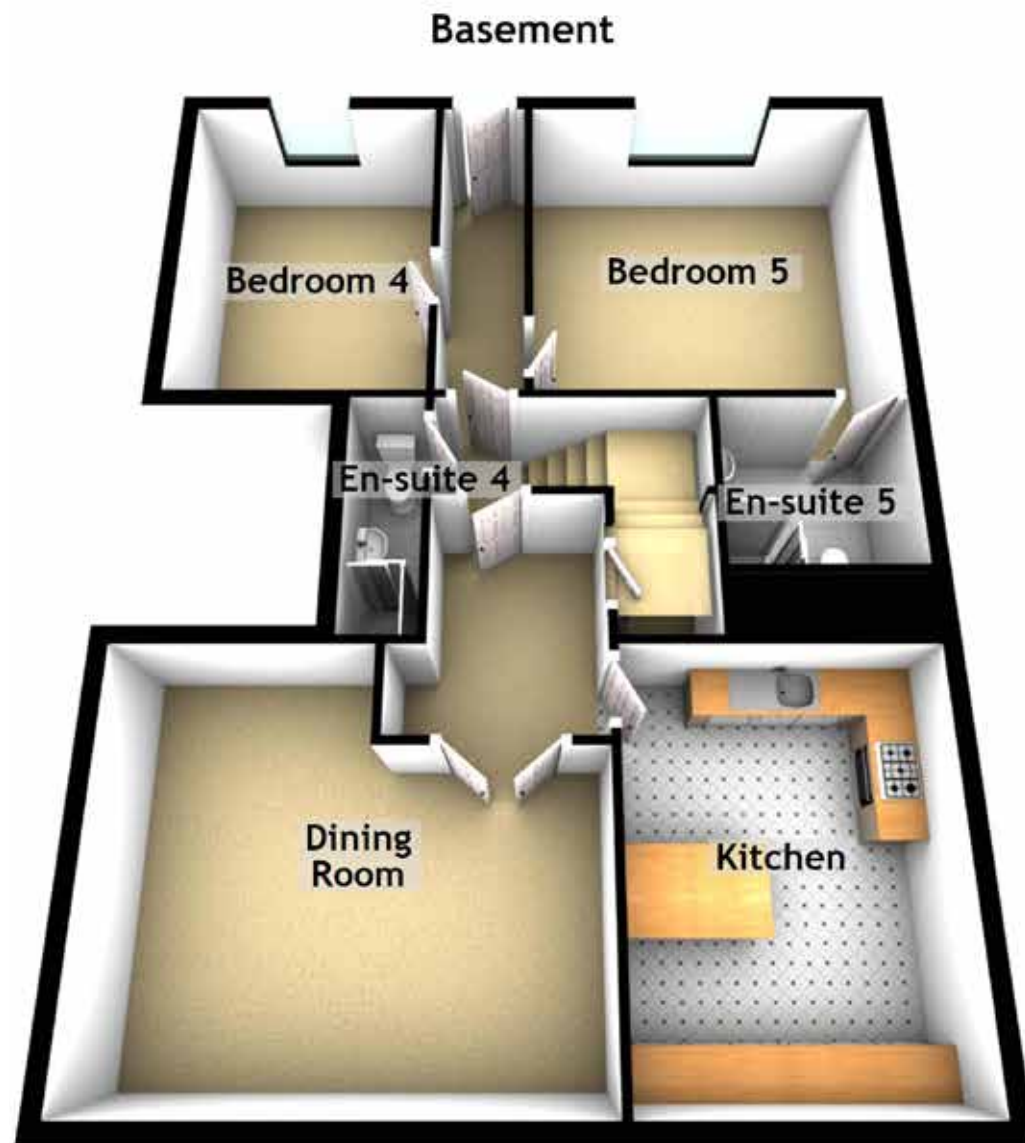


THE EXTERIOR



"...A door on this level opens on to a [private rear terrace](#) which itself opens into a [large communal garden](#)..."





Approximate Dimensions
(Taken from the widest point)

Lounge	5.17m (17') x 3.65m (12')
Dining Room	5.11m (16'9") x 4.41m (14'6")
Kitchen	4.14m (13'7") x 3.16m (10'4")
Bedroom 1	4.21m (13'10") x 2.50m (8'2")
En-suite 1	2.50m (8'2") x 1.00m (3'3")
Bedroom 2	4.02m (13'2") x 3.04m (10')
En-suite 2	2.90m (9'6") x 1.34m (4'5")
Bedroom 3	4.00m (13'1") x 3.31m (10'10")
En-suite 3	2.50m (8'2") x 1.83m (6')
Bedroom 4	4.00m (13'1") x 2.95m (9'8")
En-suite 4	2.78m (9'1") x 0.84m (2'9")
Bedroom 5	4.00m (13'1") x 3.31m (10'10")
En-suite 5	2.11m (6'11") x 2.00m (6'7")
Shower Room	2.50m (8'2") x 1.30m (4'3")

Gross internal floor area (m²): 175m²

EPC Rating: TBC

Extras (Included in the sale): Will be discussed at formal offer.

Services - Gas, electric, telephone, broadband and water mains serviced.

For more information on the business, please visit www.bencruachan.scot



Text and description
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Photographer



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Designer



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