

ON THE WALK

18 ALBERT PLACE, EDINBURGH, EH7 5HN




McEwan Fraser Legal
Solicitors & Estate Agents



ABOUT US

On the Walk offers a fresh boutique accommodation experience located in central Edinburgh. We offer a peaceful haven just minutes walk from Edinburgh's main sites to deliver a truly unique stay in Scotland's capital.

Our rooms are just like those you find in a hotel. What makes us different is that our rooms are self service.

We use contactless technology. Before your stay, you are sent your Virtual Key link for your smartphone. This link opens up your unique Virtual Key with buttons for the building door and your room.

THE BUSINESS

McEwan Fraser Legal is delighted to present to the market On The Walk, a unique accommodation business offering boutique self-catering rooms in a prime central Edinburgh location.

Well established and highly regarded and with an 'Excellent' award on trip advisor. On The Walk benefits from high occupancy rates from repeat business and word of mouth. The surrounding occupiers comprise an excellent mix of local retailers, bars, and restaurants, which benefit from the nearby Playhouse Theatre, Omni Centre and 'Edinburgh St James' making it a great place to stay for business or pleasure.

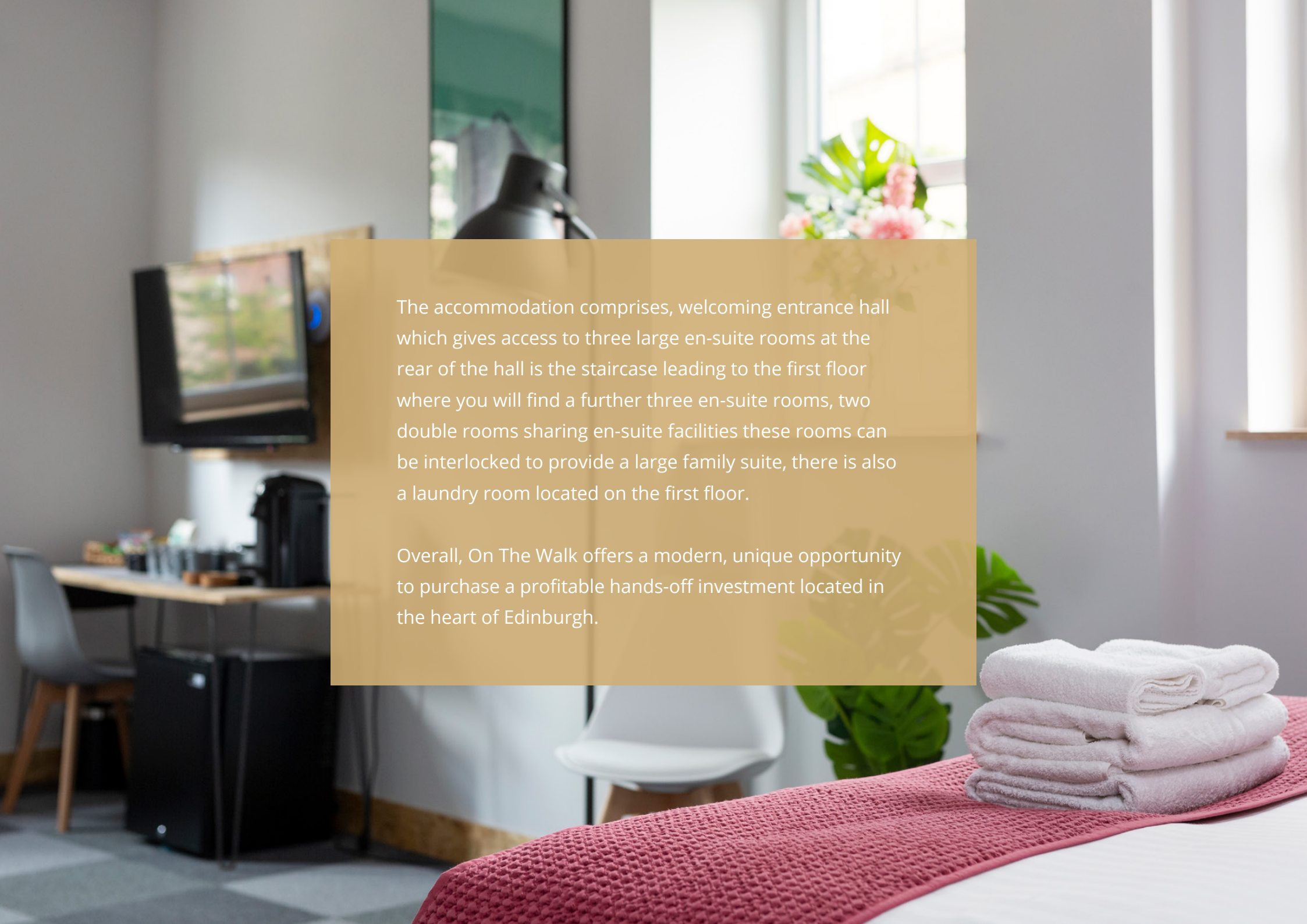
The subjects being offered is a purpose-built, two-story, detached property accessed through an electronic/keypad door entry system. There are seven en-suite rooms and a laundry room located within the property. Each room has WiFi, flat-screen TV, mini-bar, tea and coffee making facilities and ironing facilities.



“

...a unique accommodation business offering boutique self-catering rooms in a prime central Edinburgh location...

”



The accommodation comprises, welcoming entrance hall which gives access to three large en-suite rooms at the rear of the hall is the staircase leading to the first floor where you will find a further three en-suite rooms, two double rooms sharing en-suite facilities these rooms can be interlocked to provide a large family suite, there is also a laundry room located on the first floor.

Overall, On The Walk offers a modern, unique opportunity to purchase a profitable hands-off investment located in the heart of Edinburgh.



THE ROOMS

Family Room



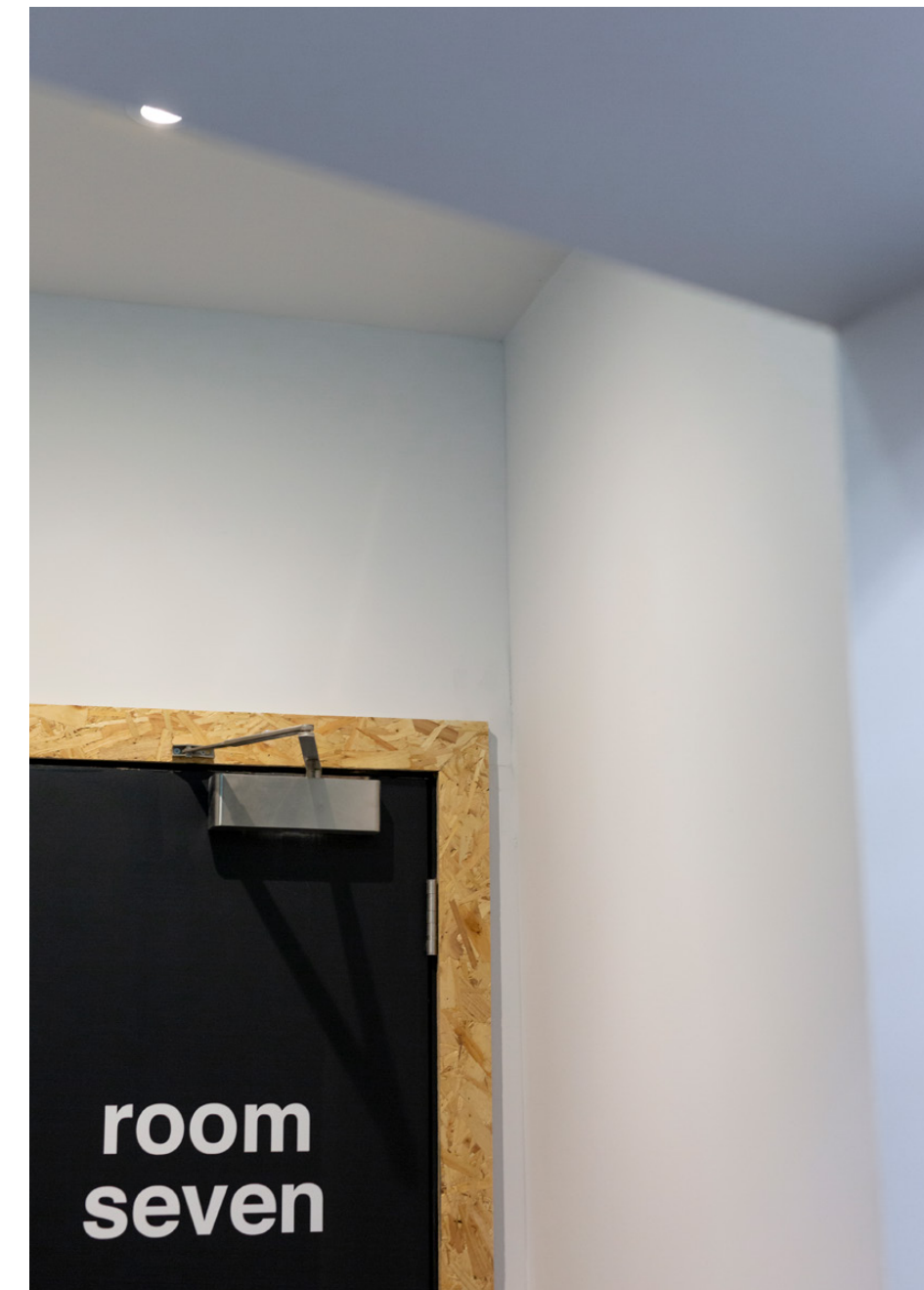
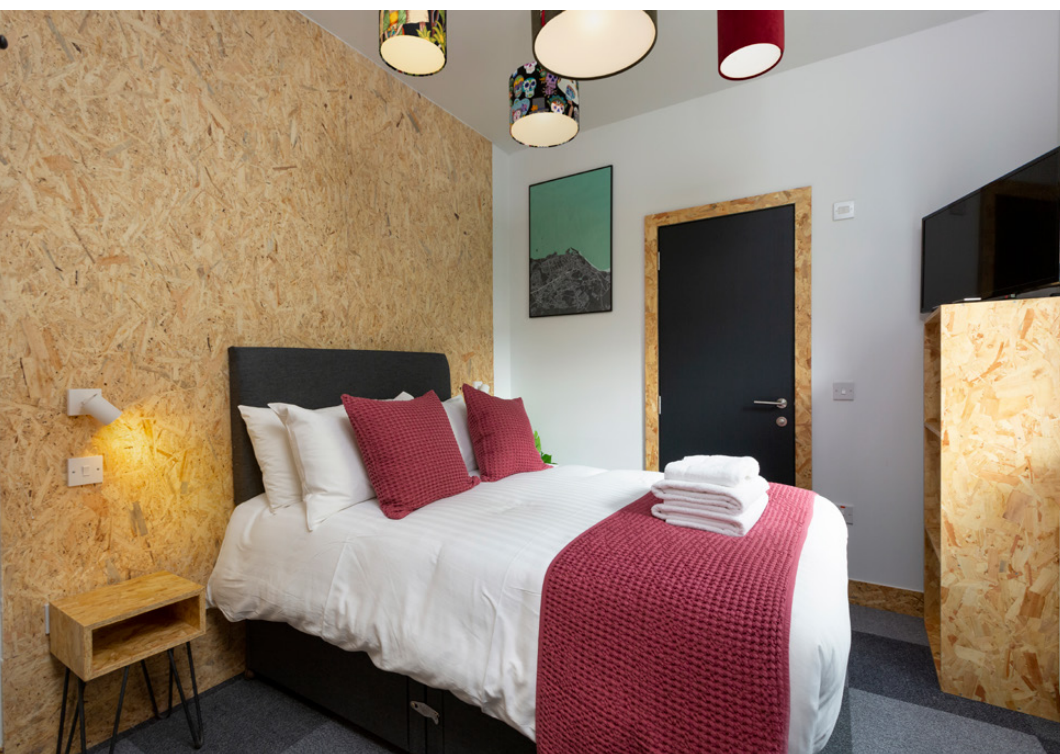
THE ROOMS

Standard Double



THE ROOMS

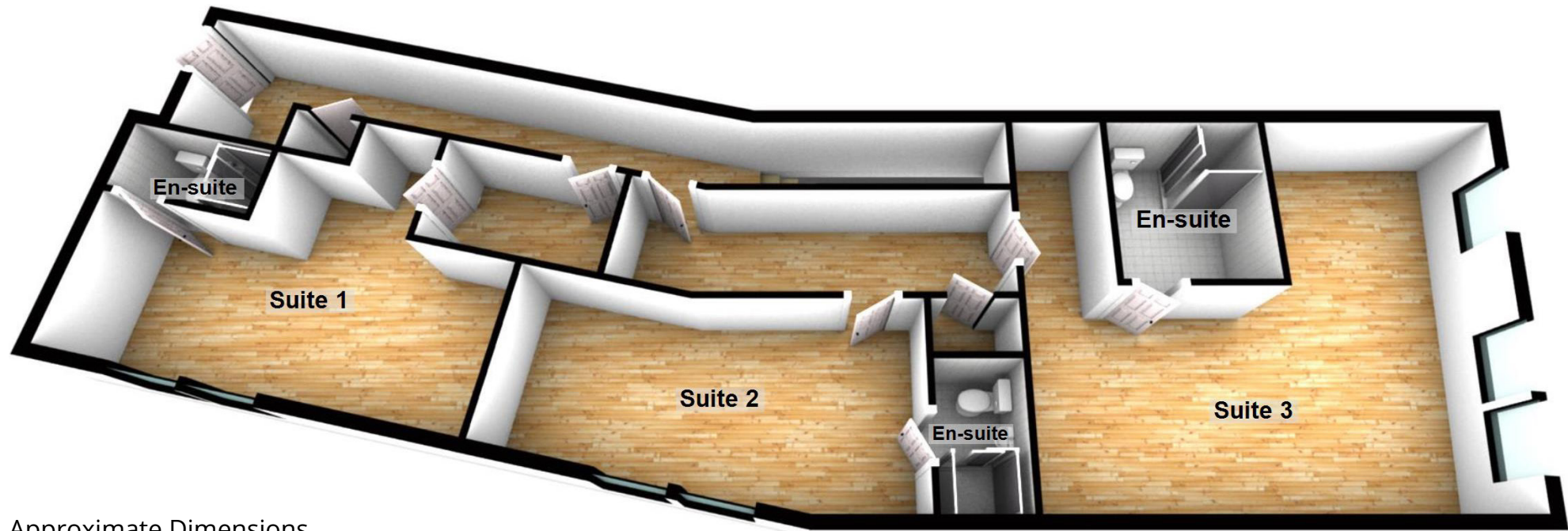
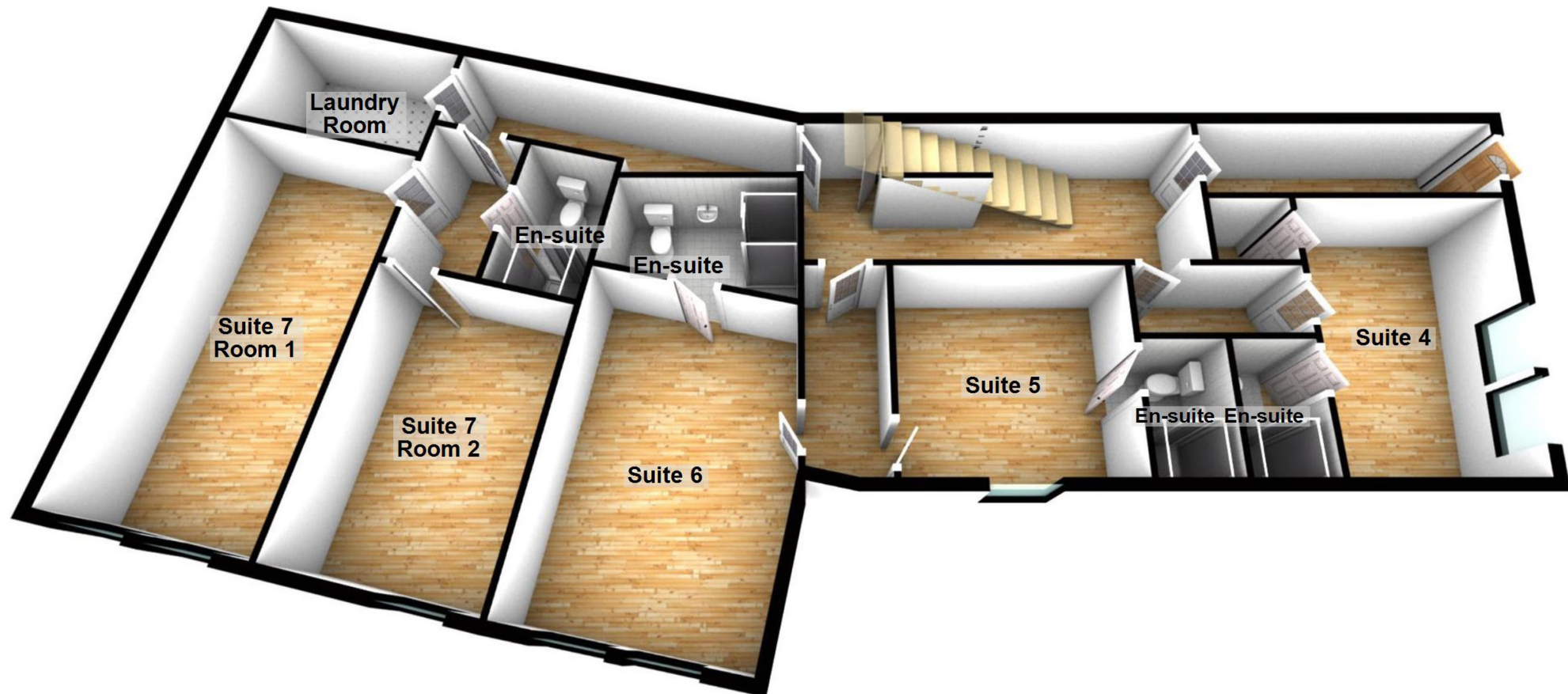
Single



EN-SUITES



FLOOR PLAN



Approximate Dimensions
(Taken from the widest point)

Suite 4	4.26m (14') x 2.75m (9')	Suite 1	6.04m (19'10") x 3.38m (11'1")
En-suite	2.00m (6'7") x 1.20m (3'11")	En-suite	2.10m (6'11") x 1.00m (3'3")
Suite 5	3.40m (11'2") x 3.15m (10'4")	Suite 2	6.07m (19'11") x 2.88m (9'5")
En-suite	2.00m (6'7") x 1.20m (3'11")	En-suite	2.04m (6'8") x 1.20m (3'11")
Suite 6	5.73m (18'9") x 3.30m (10'10")	Suite 3	6.59m (21'7") x 5.56m (18'3")
En-suite	2.71m (8'11") x 2.00m (6'7")	En-suite	2.40m (7'10") x 2.20m (7'3")
Suite 7 Room 1	6.22m (20'5") x 3.13m (10'3")		
Suite 7 Room 2	4.45m (14'7") x 2.94m (9'8")	Services - gas, electricity and mains water	
En-suite	2.30m (7'7") x 1.40m (4'7")	Tenure - Freehold	
Laundry Room	3.13m (10'3") x 1.81m (5'11")		

CLIENT TESTIMONIALS

*ALL REVIEWS FROM TRIP ADVISOR



DERRI FORDE

Sept 2021

"...Room was perfect, clean and well set out. Location is brilliant, 10 min walk from city centre..."



ROLYAT46

December 2021

"...We loved staying here. The location was perfect as just a short walk into Edinburgh..."



ANGIEGLASGOW

October 2021

"...Booked deal with Chocs and Prosecco on arrival. Lovely touch. Very comfortable apartment..."



DOMINIC B

Sept 2021

"...Stylish and trendy rooms kept very clean with great facilities. The location is great..."



THE LOCATION

On The Walk is located on the corner of Albert Place and Leith Walk right in the heart of Edinburgh New Town which enjoys an international reputation as a World Heritage Site making it a fantastic base for exploring the city.

The property is situated more or less on the door step of the newly completed St James Quarter which attracts thousands of visitors every day and is also within walking distance to Princes Street Gardens, St Andrews Square, Calton Hill and Waverley Train Station which is the busiest transport hub in Edinburgh.

Albert Place is also situated within a few minutes walk to the tram terminus at York Place providing quick and convenient travel to Edinburgh Airport. The tram network has transformed the city and is a fast, efficient and safe public transport system that is the envy of Europe. People can move seamlessly across the city without the current frustrations of traffic diversions. The current tramline is currently being extended down Leith Walk.



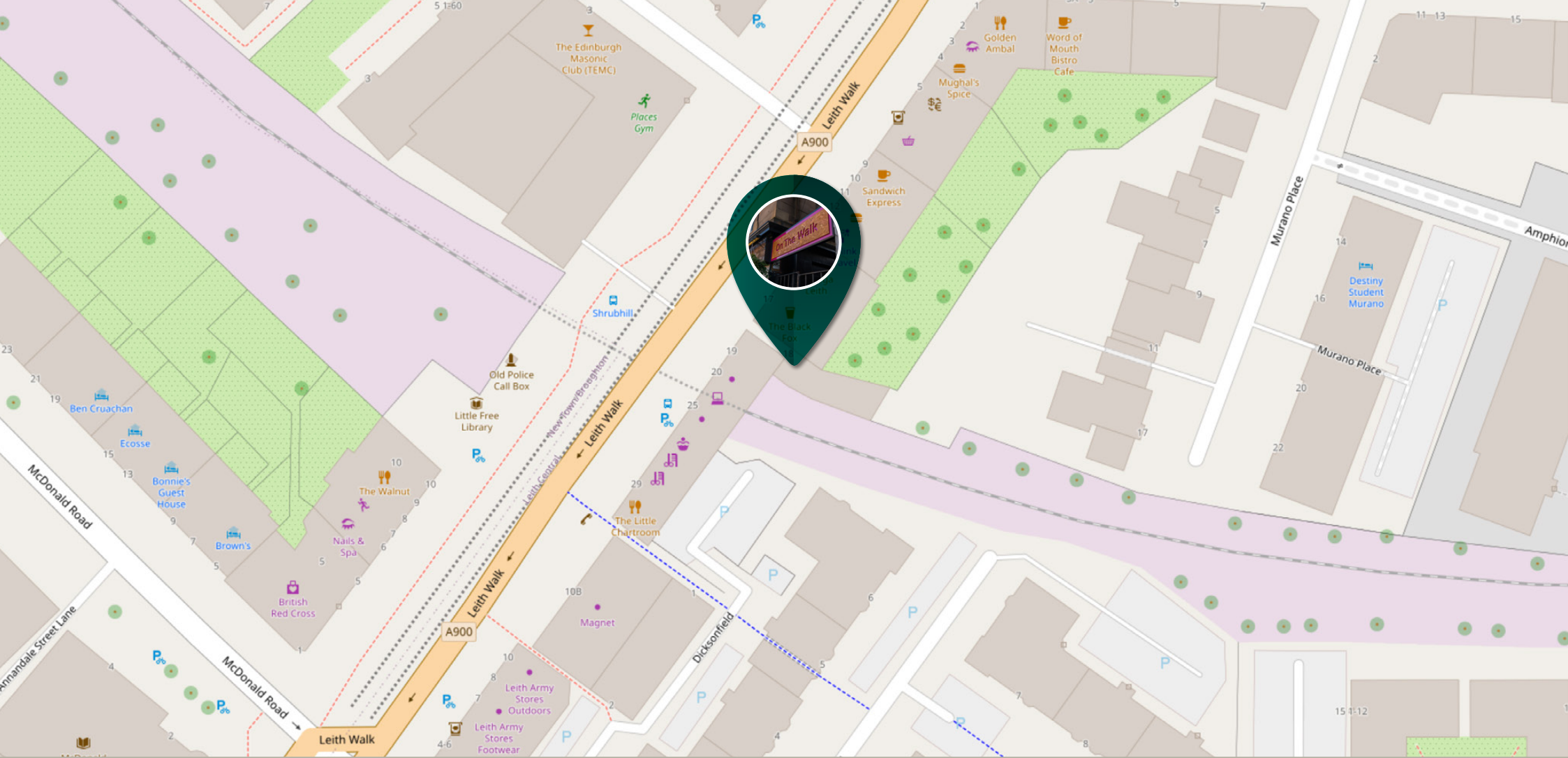


THE LOCATION

The East End also includes some of Edinburgh's most reputable entertainment facilities, including the Edinburgh Playhouse almost next door in addition to a wide range of fantastic restaurants such as the award-winning Gardener's Cottage nestled within Royal Terrace Gardens and the Manna House Bakery and Patisserie. The Omni Centre, which houses a fabulous cinema complex, sits beside the stunning 'The Glasshouse' Hotel, Marriot Courtyard Hotel and Virgin Active Health Club.

The New Town dates back to the late eighteenth century and was constructed around a plan conceived by the Architect James Craig who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century reaching out to Greenside in the east, Canonmills and Stockbridge in the north and out as far as Haymarket in the west. The Castle Rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city and is still considered a masterpiece of city planning. The city centre is a modern metropolis of commercial and financial services and amenities, with Albert Place located proudly at its heart. The East End is most certainly becoming the new West End.





Text and description
BILL CORBETT
Commercial Director



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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