

Western Manor House Hotel

92 Corstorphine Road, Murrayfield, Edinburgh, Scotland, EH12 6JG



Freehold hotel opportunity close to Edinburgh city centre

11 individually decorated letting rooms

Pleasant lounge bar/ restaurant & breakfast room

Cleverly extended property

Potential for further growth

Off road car parking

Freehold

Offers over £1,050,000

The Western Manor House Hotel is an elegant and well-presented Edinburgh hotel that is located on one of the main arteries into the city. Situated at the city's western corner, the hotel is located 1.5 miles from the centre and only a short walk from Murrayfield Stadium & Edinburgh Zoo. With a main bus route by the hotels front door, guests of the hotel benefit from easy access to all that the city has to offer. The popularity of the city of Edinburgh is well known throughout the world with many thousands of visitors returning to enjoy the rich history Edinburgh has to offer. With many famous annual events such as, The Edinburgh Fringe Festival in August and the highly popular Hogmanay celebrations to name just a few. As one of the fastest expanding cities in the UK with a growing financial centre & the Scottish Parliament, the city has become one of the country's top destinations for commerce & tourism. The property is, close to the City Centre, ensuring a regular flow of business travellers & tourists many of whom are repeat business. Western Manor House Hotel has been sympathetically converted to commercial use retaining many of the original architectural features that you would expect of a house of the age of the Western Manor Hotel. Benefiting from the addition of an extension to the rear and side of the building, the hotel now provides 11 letting rooms, which have been decorated to three stars standard. With a good mix of double & single rooms on offer, the business provides guests a good level of service and standard from attractively presented public areas and individually decorated bedrooms. Accessed from reception area with grand staircase leading to the upper bedrooms, the bar restaurant area is a pleasant front facing room with two feature fireplaces, plasma television to the side of the bar and a number of tables, chairs and comfortable window seats. The bar restaurant currently offers Indian cuisine. Due to personal circumstances our client has reluctantly decided to place the business on the market for sale. We believe that this profitable & manageable hotel business represents an increasingly rare opportunity for new owners to purchase a freehold Edinburgh hotel that is located in a commanding position on one of the busiest thoroughfares in the city.

The Property.

Located in the Murrayfield area to the west side of the city the Western Manor House Hotel which in recent years has been extended to the side and rear consists of the following: 11 letting bedrooms, 7 of which have en-suite facilities, two spacious shared bathrooms, managers apartment which sleeps up to four, front facing lounge bar restaurant with two fireplaces & plasma television, breakfast / dining room (30 covers) with views to the pleasant back garden. To the side of the breakfast room is the kitchen & reception area. The hotel benefits from good internal and external storage rooms & laundry room. The hotel offers off road car parking for 15 cars to the front with 3 further spaces to the rear.



Letting Rooms. Western Manor House Hotel benefits from 11 tastefully decorated letting bedrooms, 7 of which are en-suite. One of the bedrooms has disabled facilities with a wet room. The hotel can sleep up to 35 guests. All 11 bedrooms are equipped with central heating, tea and coffee facilities & television.

Fixtures and Fittings. A full inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

Price. Offers over £1,050,000 are invited for the freehold property, complete with goodwill and trade contents but excluding personal items. Stock at valuation.

Viewing. For reasons of confidentiality, No direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre's Edinburgh office. **Offers.** All offers should be submitted directly to Scottish Business Centre. Edinburgh office: 0131 535 1131.



Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.