



# Castle Walk Bed & Breakfast

Rock Terrace, The Back Walk, Stirling, FK8 2QA

The Scottish Hospitality Awards  
2020  
REGIONAL WINNER

CASTLE WALK  
BED & BREAKFAST  
www.stirlingcastlewalk.co.uk  
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## The Location

*Rock Terrace is in the heart of the historic city centre of Stirling and therefore provides access to a wealth of amenities including shopping facilities within the Thistle Marches shopping centre. Schooling is available within the area at both primary and secondary levels.*

For those seeking access to the surrounding business centres across the central belt, the area is well provided for via the national road network system and by public transport services with Stirling having both mainline rail and bus station.



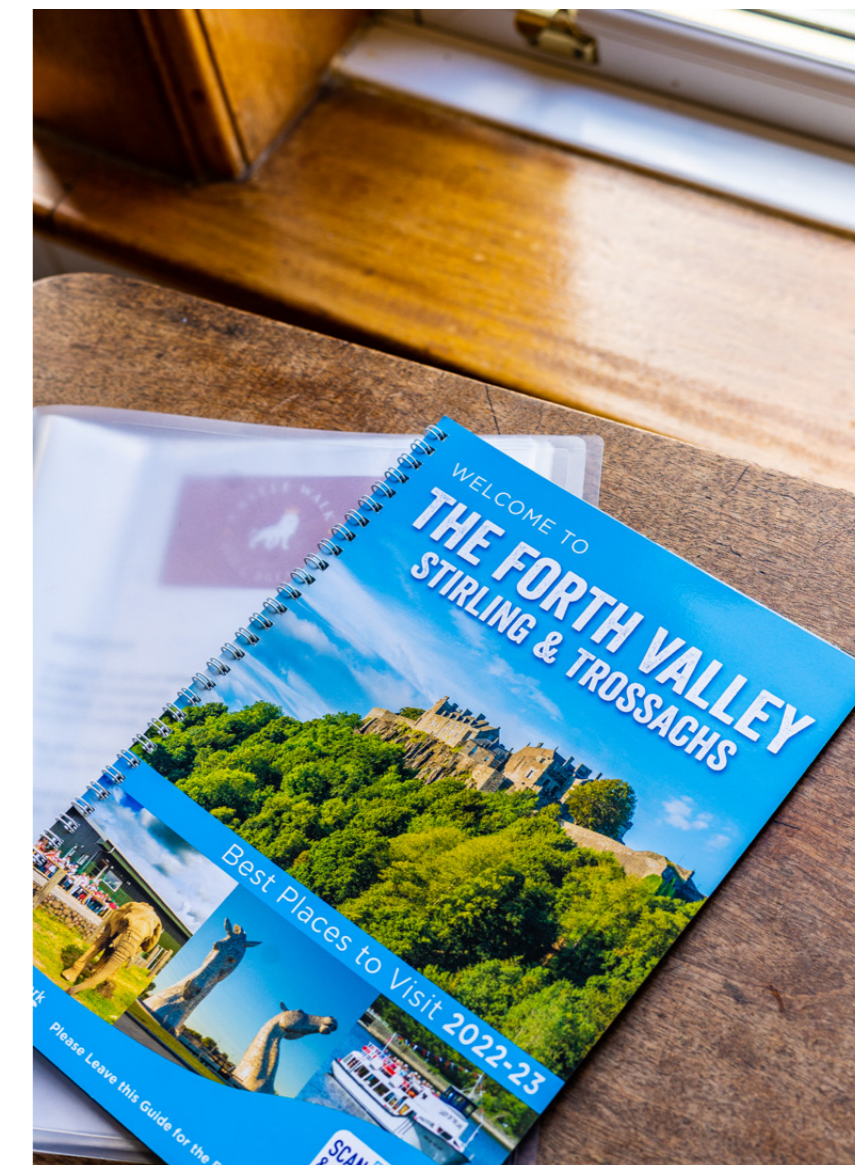




## The Property

*McEwan Fraser Legal are delighted to bring to the market 'Castle Walk' bed and breakfast offering 8 bedrooms of character and built into the historic Stirling city walls. The door to the B&B is at the start of the Back Walk, Scotland's oldest maintained public walkway.*

The guest house is a treasure-trove of antiquity; a perfect marriage of period splendour and traditional charm. Located in the highly desirable city of Stirling. 'Castle Walk' is currently trading as a fully serviced 8-room guest house/hotel.





This is a unique opportunity to purchase a substantial property and business which has been developed in a very particular way and is currently operated with attention to detail very rarely experienced. Castle Walk has been under the ownership of our client for some years and during that time have carried out refurbishments throughout the property. It is now time for the current owner to retire and allow someone else to enjoy a successful business.

A welcoming hallway entrance with stairs leading up to the main hallway allows access to all rooms on this level and sets the tone for what the rest of the guest house has to offer.

The accommodation is over four floors. The reception area and back-office thereafter and a residents sitting area then gives access to the dining room.

The large commercial kitchen has a host of industry-standard equipment in excellent condition. The managers/owner sitting area is also located on this level.





Journeying to the upper floors, you will discover all eight guest rooms are located between the first and second floors. The rooms are bright, airy and well presented with additional free-standing furniture and further complemented with impressive en-suites or separate private bathrooms.

All of the rooms are a mixture of superior double, small doubles or twins.





Guest Rooms  
& En-Suites



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Approximate Dimensions  
(Taken from the widest point)

**GROUND FLOOR**

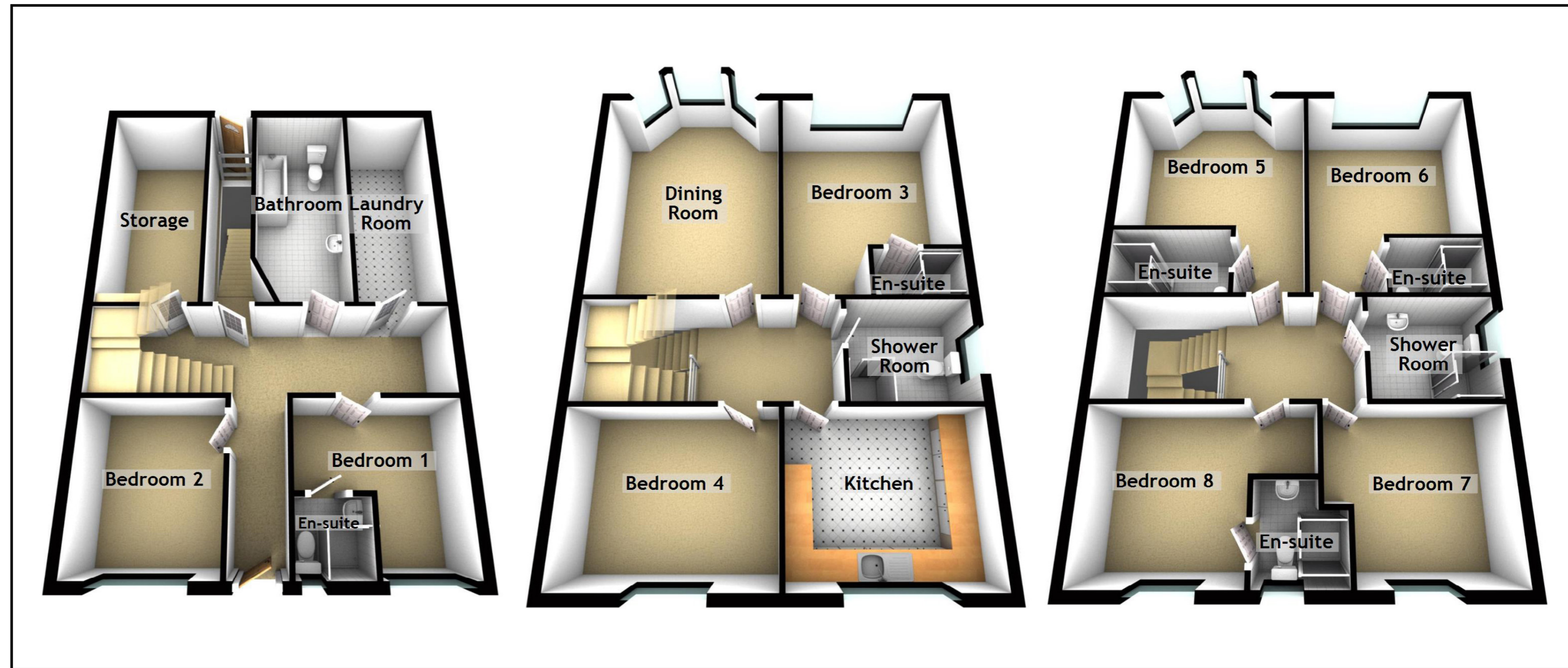
Bedroom 1	3.00m (9'10") x 3.00m (9'10")
En-suite	1.30m (4'3") x 1.30m (4'3")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Bathroom	4.50m (14'9") x 1.90m (6'3")
Laundry Room	4.50m (14'9") x 1.70m (5'7")

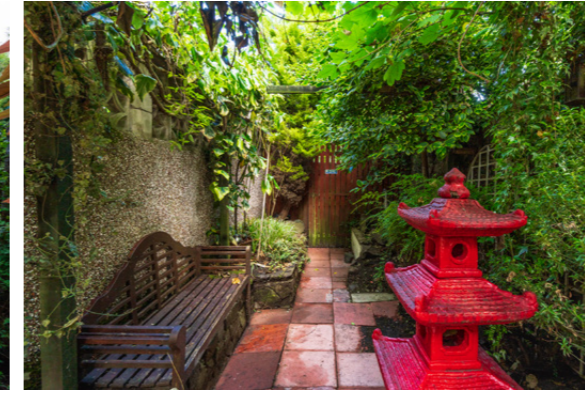
**FIRST FLOOR**

Dining Room	5.70m (18'8") x 3.80m (12'6")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Bedroom 3	4.80m (15'9") x 3.60m (11'10")
En-suite	1.80m (5'11") x 1.00m (3'4")
Bedroom 4	3.80m (12'6") x 3.00m (9'10")
Shower Room	2.40m (7'10") x 2.00m (6'7")

**SECOND FLOOR**

Bedroom 5	5.60m (18'4") x 3.90m (12'9")
En-suite	2.40m (7'10") x 1.40m (4'7")
Bedroom 6	4.80m (15'9") x 3.51m (11'6")
En-suite	1.90m (6'3") x 1.20m (3'11")
Bedroom 7	3.30m (10'10") x 3.00m (9'10")
Bedroom 8	3.00m (9'10") x 2.90m (9'6")
En-suite	1.70m (5'7") x 1.60m (5'3")
Shower Room	2.40m (7'10") x 2.00m (6'7")

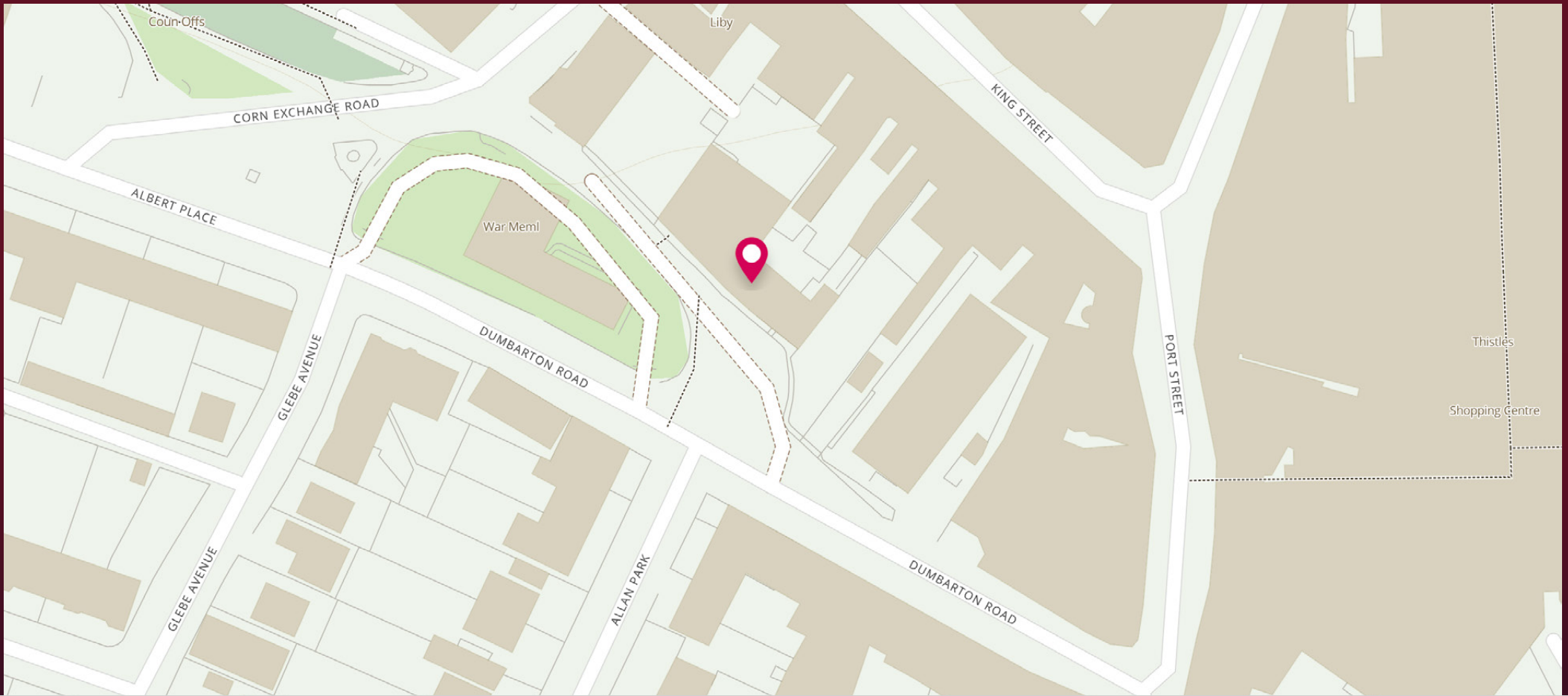




Externally, the private garden grounds are a sheer delight. This zone will be popular with guests, especially in summer months. Synonymous with the luxury inside they complete this tranquil property.

WI-FI throughout, a full POS till system and extensive CCTV throughout.

Presently the business is managed by owner-occupier who have very successfully targeted all markets and have presented a particular quality of guest experience that has secured them glowing customer reviews and recommended Castle Walk.



# McEwan Fraser Legal

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