

# Arabella Apartment

Region: Edinburgh Sleeps: 6

## Overview

Arabella Apartment is a fully renovated, period, three-bedroom apartment located within a historic Georgian house dating back to 1872. Situated in the magnificent West End of Edinburgh, this property is part of the prestigious George Heriot Estate, adding a touch of grandeur and historical significance to its charm. As a Grade B listed building and part of the UNESCO World Heritage site in the New Town Conservation Area, it boasts bags of history and character that make it truly special.

One of the highlights of Arabella Apartment is its access to beautiful gardens, making it an ideal choice for families with kids. The private gardens, established in 1877 as part of the planning of Edinburgh New Town, offer a spacious and serene setting for relaxation and play. The grounds are shared with other residents, providing a sense of community and a safe space for children to enjoy the outdoors.

Stepping inside, guests are greeted with a well-designed interior layout that exudes modern comfort and functionality. The top-floor apartment features a large open-plan lounge, kitchen, and dining room. The lounge and front bedroom offer delightful views overlooking the private gardens, accessible with a key provided. The kitchen is fully equipped with Bosch appliances, ensuring a hassle-free cooking experience for guests. A gas fireplace in the lounge, controlled by a remote, adds warmth and cosiness during winter nights.

As for the sleeping arrangements, Arabella Apartment features three well-appointed bedrooms. Bedroom one and Bedroom two both offer king-size beds, while Bedroom three is equipped with a double bed, accommodating families and groups comfortably.

The apartment's prime location offers easy access to numerous attractions and landmarks. The majestic Edinburgh Castle is within walking distance, as is Princes Street, a shopping and dining hub. Nearby, the Scottish Modern Art Galleries and St Mary's Cathedral provide cultural and architectural delights for visitors. The charming Dean Village and the picturesque Water of Leith are just a stroll away, perfect for leisurely walks. The Botanic Gardens and Inverleith Park are within walking distance for those seeking more greenery.

Arabella Apartment is a historical gem nestled within Edinburgh's enchanting West End, offering families a unique blend of history, comfort, and access to



beautiful gardens. Its proximity to major attractions and family-friendly amenities presents an ideal base for exploring the captivating city of Edinburgh with loved ones.

## Facilities

City Homes & Apartments • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Village • <1hr to Airport • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • Smart TV • Satellite TV • Heating • Tourist Towns & Villages • Historical Sites • Romantic

# Interior & Grounds

## The Apartment

Arabella Apartment is a fully renovated, period, three-bedroom apartment located within a historic Georgian house dating back to 1872.

### Interior

- Spacious kitchen and dining room
- Open-plan living room
- Master Bedroom: King-size bed
- Bedroom 2: King-size bed
- Bedroom 3: Double bed
- Bathroom 1
- Bathroom 2

### Exterior

- Children's play area
- Shared gardens

### Additional Facilities

- Wi-Fi
- Smart TV
- Washing machine
- Dishwasher
- Heating
- Free on-street parking



## Location & Local Information

Arabella Apartment enjoys a prime location in the heart of Edinburgh's prestigious West End, making it an exceptional choice for those seeking a blend of historic charm and modern convenience. Nestled within the vast George Heriot Estate, the apartment holds a significant place in the city's rich history, as it was originally part of a Georgian house dating back to 1872.

Situated within the New Town UNESCO World Heritage site and the Conservation Area, Arabella Apartment is surrounded by architectural wonders and a captivating atmosphere. Being a Grade B-listed building adds to its allure, as guests can immerse themselves in the authentic ambience of Edinburgh's past.

One of the location's highlights is its proximity to the enchanting private gardens. Originally opened in 1877 as part of the city's planning for the New Town, these well-maintained gardens provide a peaceful retreat for residents and visitors alike. Families with children will appreciate the presence of a children's play area, offering a safe and inviting space for the little ones to play and explore.

Arabella Apartment is ideally situated to easily access Edinburgh's iconic landmarks and attractions. A leisurely walk leads guests to the majestic Edinburgh Castle, an emblem of the city's history and grandeur. The bustling thoroughfare of Princes Street, renowned for its shopping, dining, and entertainment options, is just a stone's throw away, catering to a variety of interests.

Culture enthusiasts will find themselves spoilt for choice as they explore the nearby Scottish Modern Art Galleries and the architectural marvel of St Mary's Cathedral. The Water of Leith and Dean Village, with their picturesque settings and historical significance, offer delightful walks and charming vistas. For nature lovers, the Botanic Gardens and Inverleith Park provide verdant retreats, inviting visitors to unwind and appreciate the beauty of Edinburgh's natural surroundings.

Arabella Apartment's location in Edinburgh's West End presents a delightful combination of historical significance and contemporary accessibility. With its proximity to private gardens, iconic landmarks, cultural attractions, and convenient transportation options, guests can experience the true essence of Edinburgh while revelling in comfort and charm. Whether strolling through the historic streets, immersing in cultural delights, or simply enjoying the beauty of the private gardens, Arabella Apartment offers an unforgettable Edinburgh experience for all visitors.



## Local Amenities

Nearest Airport	<b>Edinburgh Airport (10 km)</b>
Nearest Town/City	<b>West End</b>
Nearest Train Station	<b>Haymarket Station (700 m)</b>
Nearest Supermarket	<b>Tesco Express (400 m)</b>
Nearest Restaurant	<b>Pizzologist (350 m)</b>
Nearest Bar/Pub	<b>Platform 5 (700 m)</b>
Sightseeing	<b>National Galleries of Scotland: Modern One (1 km)</b>

## What we love

- Blending historical charm with modern comforts, this apartment is entirely unique
- Guests can access beautiful private gardens, providing a serene and family-friendly setting to relax and play
- The prime location in Edinburgh's prestigious West End offers easy access to iconic landmarks, cultural attractions, and vibrant city life

## What you should know...

- One member of the booking party must be over 25 years
- Due to the central location of the property, parking options are all paid, but there are plenty of affordable parking options
- The grounds are shared with other residents

# Terms & Conditions

- Security deposit: £500 paid via Superhog (external website) to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 15:30 - 21:00
- Departure time: 10:30
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Extra £90 to be charged to Oliver's Travels with final balance. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Please note that the lead guest is minimum 25 years.