



## **The Merkister Hotel, Harray, Orkney, KW17 2LF**

**Offers Over £950,000**

K Allan Properties are delighted to present The Merkister Hotel to the open market as a successful and well-established going concern, offering a rare opportunity to acquire one of Orkney's most admired hospitality businesses.

Set within spectacular private grounds on the shores of the renowned Loch of Harray, this award winning hotel enjoys a truly enviable position on the West Mainland of Orkney. With panoramic loch views, direct lochside access and beautifully maintained gardens, the property offers a unique combination of tranquillity, natural beauty and commercial appeal.

### Location

The Merkister Hotel occupies a prominent and peaceful rural setting, just a short drive from both Kirkwall and Stromness, where the islands' main amenities, ferry terminals and airport are located.

The hotel is ideally positioned for visitors wishing to explore Orkney's world-famous attractions, including:

Skara Brae

Maeshowe

The Ring of Brodgar & Standing Stones of Stenness

The Brough of Birsay

Several RSPB nature reserves

The loch itself is widely regarded as one of Scotland's finest freshwater fishing lochs, making the hotel particularly popular with anglers, wildlife enthusiasts and returning guests year-round.

### The Business

Owned and successfully operated by the MacDonald family since 1983, The Merkister Hotel has built a strong reputation for quality accommodation, exceptional dining and warm Orcadian hospitality.

The business enjoys a loyal customer base, attracting locals, tourists and specialist visitors alike throughout the year.

### Accommodation

The hotel offers a total of 16 letting bedrooms, comprising:

13 bedrooms within the main building

All with en-suite shower rooms (with one benefiting from a private bathroom)

3 modern en-suite letting rooms

Constructed approximately 10 years ago

Positioned alongside the hotel

Enjoying stunning loch views

All rooms are well-presented and designed to maximise comfort and the exceptional outlook.

### Restaurant and Public Areas

The award-winning restaurant is a defining feature of the hotel, accommodating approximately 60 covers and perfectly positioned to enjoy uninterrupted views across the loch.

Guests can experience Orkney's abundant wildlife, including swans, herons and birds of prey, alongside some of the islands' most remarkable sunsets.

Additional facilities include:

A well-equipped commercial kitchen

Laundry facilities

A busy and popular lounge bar, well-supported by locals and visitors alike, providing a more informal dining option

A private residents' lounge, offering:

Comfortable seating

A small library with works by Orcadian authors

Complimentary filtered coffee throughout the day

Courtesy bar (subject to licensing conditions)

### Grounds

The hotel stands within generous private grounds, offering:

Direct access to the Harray Loch

Extensive lawned gardens

Potential space suitable for helicopter landing

The setting provides a peaceful retreat while remaining highly accessible.

### Owners' Accommodation

There is no owner's accommodation included within the sale. However, a separate residential property located adjacent to the hotel may be available by separate negotiation.

### Staff

The current owners have fostered an excellent working relationship with their team. The purchaser will be required to comply with all relevant employment legislation, and consideration of staff continuity is of importance.

### Tenure & Licensing

Tenure: Freehold

Licences: The hotel benefits from all necessary licences for the operation of the business

### Accounts

Trading accounts and further financial information are available to seriously interested parties upon submission of a formal note of interest through legal representation.

### Guide Price

Offers over £950,000 are invited.

### Viewings

Strictly by appointment through K Allan Properties.

Prospective purchasers are encouraged to discuss any specific requirements prior to arranging a viewing.

### Directions

Travelling on the A965 (Kirkwall-Stromness road), take the turning onto the A986 towards Harray/Dounby/Birsay. Follow signs for Harray and turn left onto Russland Road. The Merkister Hotel is clearly signposted and easily identifiable.  
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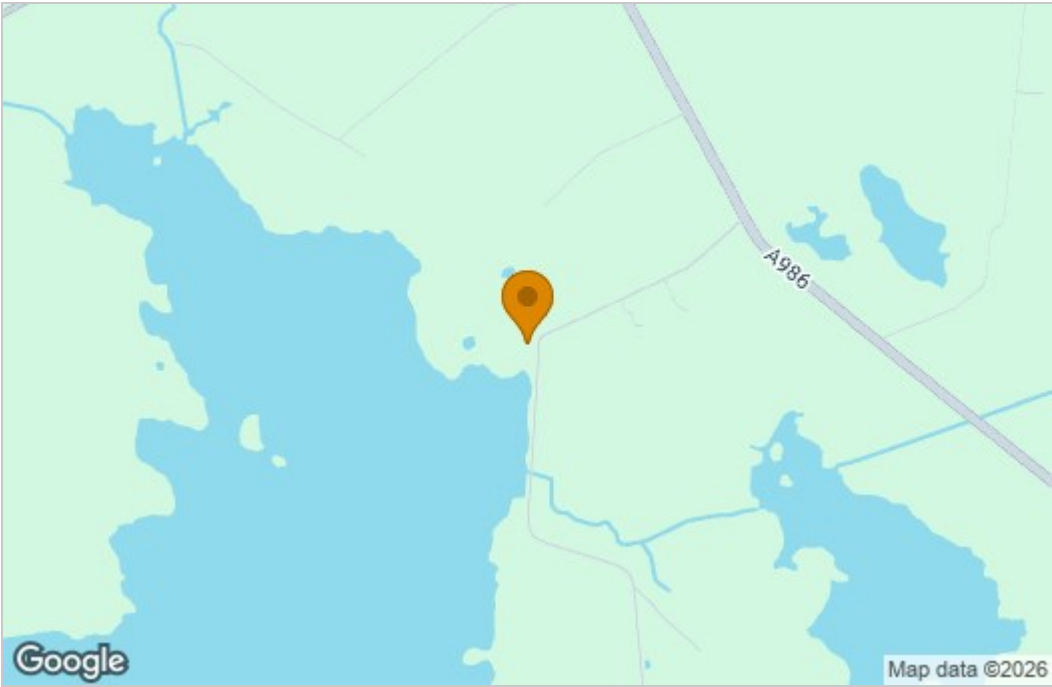
### A Rare Opportunity

The Merkister Hotel represents an outstanding lifestyle and business opportunity in one of Scotland's most scenic and culturally significant locations. Combining an established trading history, loyal clientele and an exceptional setting, this is a truly unique acquisition on the Orkney market.

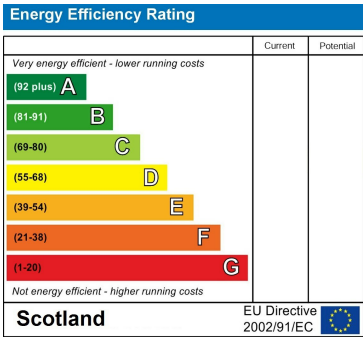
Floor Plan



Area Map



Energy Efficiency Graph



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