



Shorehead Guest House

Shore Head, Stonehaven

£650,000

ccl
PROPERTY



Shorehead Guest House

Stonehaven, Stonehaven, AB39 2JY

A rare opportunity has arisen to acquire a very impressive period property overlooking the stunning natural harbour of Stonehaven. Shorehead Guest House is being sold with the benefit of 6 letting rooms that have each been individually designed, decorated, and furnished by a local interior designer. The guest house is easily managed and trades very profitably beneath the VAT threshold. Shorehead has excellent online reviews, a superb reputation and enjoys a considerable amount of repeat business. The business can be easily managed by new owners who can not only enjoy the local life of Stonehaven but also all that Aberdeen has to offer.





The Business

Shorehead Guest House is a wonderful boutique guest house offering high end accommodation in a truly wonderful setting overlooking the beautiful harbour. The business has been run by the current owners for a considerable period of time. It is a genuine lifestyle business that is run to suit the requirements of the owners.

There is high demand through out the year with tourists in the summer months exploring the attractions of the North East of Scotland that also includes the nearby Dunnottar Castle. The harbour and local beaches bring in many more guests. Stonehaven has become famous for its Hogmanay Fireball ceremony. Aberdeenshire has been popular since the days of Queen Victoria, with tourist coming to avail of fishing, stalking and shooting, hiking, cycling and walking amongst other things.

Shorehead Guest House is owner operated. Rooms are let on a B&B basis. All letting rooms are en-suite and benefit from luxurious furnishings by a local interior designer with the majority having spectacular views.

New owners will have an excellent opportunity to dramatically increase revenues. There is a strong demand for a further food offering and new owners could potentially obtain an alcohol licence., however, the quickest way to increase income would be to extend the season.

The guest house benefits from a good mix of new visitors and repeat trade, with a core market of tourists exploring Scotland by car.

The Property

The property is offered in true walk-in condition with all rooms immaculately furnished and decorated with great care. Entering through the front door, visitors are welcomed by a long reception hall with stairs leading to the first floor. On the ground floor there are 3 ensuite letting room that have been individually designed. There is a 4th room on the ground floor which has the required services etc and could easily be developed into an additional letting room.

The staircase from the hall leads to the first floor where there is the kitchen and spacious dining room. Both rooms have stunning harbour views. There is also a fourth letting room on this floor.

A stair leads to the top floor where there are two further spacious ensuite letting rooms with dramatic views.

Services

The property has mains electricity, water and drainage.

Tenure

The property is held on a Scottish equivalent of Freehold

External

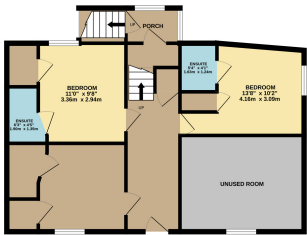
External Shorehead Guest House is prominently located on the harbour, as such it own exterior space is limited. There is a small area of ground that provides access at the rear of the property. It is a traditional quaint property whose origins date back to the thriving days fishing of yesteryear.

Situation

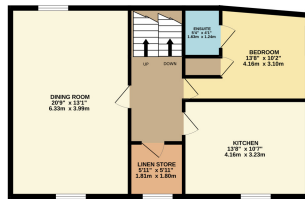
15 miles to the South of Aberdeen is the charming traditional fishing port of Stonehaven, now a bustling tourist destination and holiday resort. Just to the south are the dramatic ruins of Dunnottar Castle, a truly historic Scottish Castle perched on a rocky crag above the North Sea. Sheltering beneath the cliffs is the town's pretty harbour, where there is a museum and a seafood restaurant set in a 16th century jail, as well as the historic Ship Inn and the Marine Hotel, which brews its own beers. The town hosts an annual real ale festival in June. Along the bay is an award-winning fish and chip shop and an Olympic-sized Art Deco open air swimming. The town hosts its world-famous Hogmanay fire ball procession and a music event on New Year's Eve in the town centre. There is excellent primary and secondary education within the town and great range of facilities and amenities.

Aberdeen is the Capital of the North Sea Oil and Gas industry and has all the facilities that you would expect of major city including 2 Universities, a major airport with regular national and international flights, a mainline rail service with connections to all major Scottish Cities and the East Coast line to London.

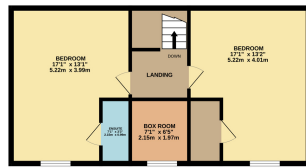
GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



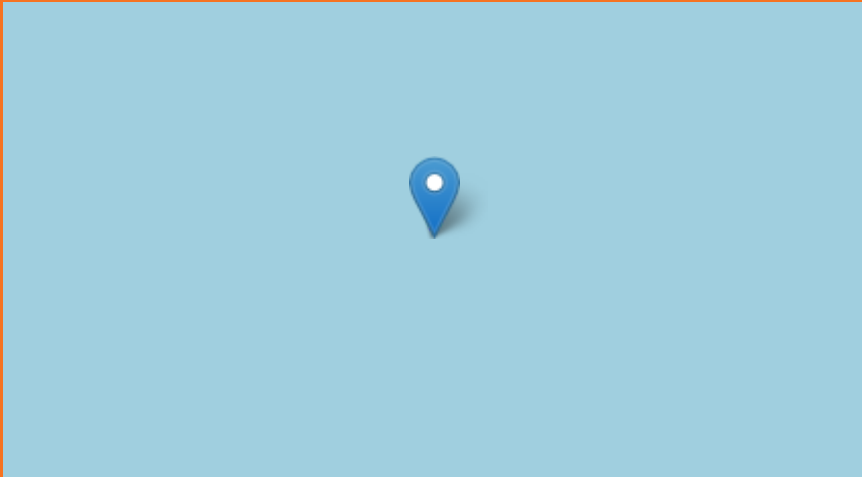
2ND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



SHORE HEAD GUEST HOUSE, STONEHAVEN, AB39 2JY

TOTAL FLOOR AREA : 1953 sq.ft. (181.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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