



Sutherland's Guest House | Old Distillery Road | Kingussie | PH21 1EZ

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Sutherlands Guest House, Old Distillery Road, Kingussie, PH21 1EZ

- 5 Luxurious Letting Rooms
- Immaculately Presented Throughout
- Stunning Views Over Ruthven Barracks
- Prime Highland Tourist Location
- Enclosed Garden with Secure Parking
- 4,800 sq feet
- Private Owners' Accommodation
- Double Garage
- Freehold

Summary

Sutherlands Guest House, positioned in Kingussie amidst the breathtaking Scottish Highlands, offers a luxurious stay with stunning panoramic views of the surrounding area. Boasting 5 En-Suite rooms and spacious owner's accommodation, it presents a flexible layout suitable for a large family or business venture. Situated within the Cairngorm National Park, it attracts tourists year-round, yet remains conveniently accessible via the A9 and main transportation links. The property's successful trading history ensures immediate potential for new owners, while its charm and quality furnishings make it an ideal family residence. Viewing is recommended to fully appreciate its unique ambiance and room sizes.

Situation

Kingussie is situated in the heart of Highland Scotland and enjoys being both within the Cairngorm National Park and next to the picturesque River Spey. Unsurprisingly the area is particularly attractive with a great deal of outdoor pursuits easily accessible from the Hotel. Given the location, walking, cycling, photography, and snow sports are all popular activities. The locality is also well known for its wealth of wildlife with many rare birds and animals easily spotted nearby. Sutherlands Guest House is very well positioned centrally for onward journeys to the North Coast 500, Orkney, or the West Coast whilst nearby in the town guests can enjoy a number of dining and entertainment facilities. Primary and Secondary schools are located within 10 minutes' walk. The A9 and mainline railway station both mean the town is very easily accessible and Edinburgh can be reached by car in approximately 2 hours whilst Inverness can be reached easily in under an hour.





The Business

Sutherlands Guest House is an exceptionally well performing business that benefits from excellent reviews and much repeat trade. The business is operated in a style to suit the current owners and is open from February through to November. The peak trading period is between June to September when occupancy levels can reach close to 100%. All rooms are double, and prices range from £115 to £145 per night. Advertising is via their own website, booking.com and TripAdvisor. Sutherlands benefits from excellent online reviews. The business could be expanded to serve evening meals, obtain an alcohol license, and open to non-residents.

There is also an increasing demand for luxury self-catering accommodation which Sutherlands could quite easily provide and would be capable of achieving substantial weekly income.

Financial Information

Currently trades beneath the VAT threshold. Accounting information will be released after formal viewing has taken place.

Property

Sutherlands Guest house is a modern purpose-built property that has been designed to take full advantage of its location. At over 460 square metres this 5 letting room guest house allows guests to take full advantage of their luxurious surroundings,

Entry to the property via the front door and into the main hall which wraps around the stairs leading to the first floor and stair leading to the lower ground floor. There is a natural flow to the property with double doors leading to the main guest lounge which is at the front of the building and benefits from a double vaulted ceiling and large south easterly facing windows. The adjacent guest dining room has a similar aspect with double doors again opening to the hall.

There is a super-king-sized guest room on this floor, Gynack, which has stunning southerly views and ensuite bathroom with walk in shower.

There is a very large and exceptionally well-equipped kitchen with central island and granite work tops. The kitchen has been adapted to include a professional gas range and grill. Opposite the kitchen is the utility room which provides a spacious and tranquil room to service the business.

The upper floor has another guest bedroom; Truim. This super-king-sized room has its own dressing room and ensuite.

On the opposite side of the landing is the owner's accommodation which consists of private lounge, bedroom, dressing area and bathroom.

The lower ground floor has 2 further guest super-king-sized letting rooms. Spey is a simply stunning En-Suite bedroom that incorporates a large steam room, body shower, double bath, double wash basin and separate toilet, and Feshie which is beautifully furnished and incorporates a stunning large walk-in shower and a separate bath area and dressing room. Also on the lower ground floor is a second stunning guest lounge which has been furnished in a contemporary style with modern sofas and chairs. Patio doors lead outside.

The spacious Doghouse is situated above the double garage in the drive. A super-sized-king with a private access this bright airy room incorporates a sitting area and a large walk in shower room with toilet. Windows to the south and east give elevated views over the hills and the town

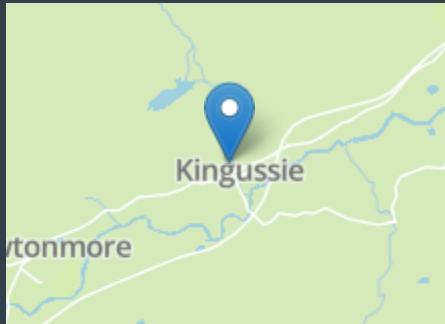
External

To the front of the property is a large, enclosed garden with green patio, lawn and variety of shrubs, plants, and flowers. At the rear of the property is the car park with space for 6 cars. There is a double garage, car port and log store. The property is accessed via a shared private road.









<p style="text-align: center;">Floor 0 Building 1</p>	<p style="text-align: center;">Floor 1 Building 1</p>	
<p style="text-align: center;">Floor 2 Building 1</p>	<p style="text-align: center;">Floor 0 Building 2</p>	<p style="text-align: center;">Approximate total area⁽¹⁾ 565.75 m²</p> <p style="text-align: center;">Reduced headroom 1.4 m²</p>
<p style="text-align: center;">Floor 1 Building 2</p>	<p style="text-align: center;">(1) Excluding balconies and terraces</p> <p style="text-align: center;">⚠ Reduced headroom (below 1.5m/4.92ft)</p> <p style="text-align: center;">While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: center;">GIRAFFE360</p>	



All appointments to view this or any of our other properties must be made through the vendors sole agents:



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.