



The Square | Dufftown | Keith | Moray | AB55 4AD

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# The Square, Dufftown, Keith, Moray, AB55 4AD

- Heart of Malt Whisky Country - Prime Tourist Location
- 6 Refurbished Letting Rooms
- Private Off-Street Parking
- Freehold
- Restaurant & Bar Potential
- Commercial Kitchen
- Substantial Owners Accommodation

## Summary

Substantial property with good sized owners accommodation and 6 letting rooms and potential for multiple income streams

## Situation

Fife Arms is located directly opposite the iconic clock tower where the 4 main streets converge and less than a mile to world-famous Glenfiddich and The Balvenie distilleries. Equal distance from both Inverness and Aberdeen the town is surrounded by some of the most beautiful and scenic countryside that the North East has to offer. Dufftown has a variety of interesting local shops, post office, nursery & primary school, and doctor's surgery. The larger towns of Keith (10 miles) and Huntly (14 miles) offer additional shops, supermarkets, and secondary schooling at close-by Aberlour. Elgin, the administrative capital of Moray is under 20 miles away with shopping and recreational facilities including a large leisure centre, ice rink and cinema.

There are excellent transport links with the main line railway stations at both Keith and Huntly. Inverness airport offers a good selection of flights to UK destinations whilst Aberdeen airport has an excellent range of national and international flights.

Dufftown is a prime location for both whisky & history connoisseurs, as well as those who enjoy outdoor pursuits. Moray is renowned for fishing, shooting, golf, hill walking, mountain biking and has some of the most beautiful long sandy beaches on the Moray Coastal Trail. Skiing is available a short distance away at the Lecht in the Cairngorms National Park.





## The Business

The Fife Arms in Dufftown presents an exceptional business opportunity for new owners, poised to capitalize on the thriving tourist sector in Scotland's whisky capital. Located in the heart of Speyside, Dufftown attracts numerous visitors year-round due to its status as the "malt whisky capital of the world" and its central position on the famous Speyside Whisky Trail. The town's popularity is further bolstered by events like the Spirit of Speyside Whisky Festival which draws whisky enthusiasts from around the globe.

The newly refurbished Fife Arms is ideally situated to cater to this steady influx of tourists. With six modern chalet-style letting rooms accommodating up to 13-14 guests (2 twin rooms, 2 double rooms, 1 king room, and 1 family room), the property is well-equipped to meet the demand for quality accommodation in the area. The recent completion of renovations means new owners can start operating immediately, benefiting from updated facilities without the need for additional investment.

The property's potential extends beyond lodging, with the opportunity to reinstate the former bar and restaurant, supported by a fitted commercial kitchen. This addition could attract both tourists and locals, creating an additional revenue stream. The Fife Arms also boasts practical amenities such as a laundry room, workshop, large shed, log store/beer cellar, and a spacious gated car park, enhancing its operational efficiency and guest convenience.

Given Dufftown's rich cultural offerings, including distillery tours, the Dufftown Whisky Museum, and nearby attractions like Balvenie Castle and Auchindoun Castle, the Fife Arms is perfectly positioned to serve as a base for exploring the region. The town's scenic surroundings, including the Conval Hills and the rivers Fiddich and Dullan, further enhance its appeal to outdoor enthusiasts. With its prime location, newly refurbished facilities, and the potential for multiple revenue streams, the Fife Arms represents a lucrative opportunity for new owners to tap into Dufftown's flourishing tourist market.



## Property

The Fife Arms, a former licensed bar located in the heart of Dufftown, offers a unique opportunity to own a versatile property in the centre of the World's Whisky Capital, Speyside. The property is accessed from the square, leading into the front entrance. To the left, the former lounge bar, now a cozy living room, and to the right, the former public bar, which retains its own entrance to the square. At the rear there is a large commercial kitchen.

Upstairs, the main residence features four bedrooms, a study, a bathroom, and a combined kitchen and lounge area, providing ample living space. The house itself boasts a newly fitted bar with a cherry wood surface and another new Worcester boiler.

At the back of the property, a modern single-story building houses six ensuite letting rooms, each with direct access from a substantial car park, ensuring convenience and privacy for guests. The current owner has completed an extensive refurbishment program, including the complete redecoration of all letting rooms, new carpets throughout, external redecoration, new kitchenettes in all rooms, all-new kitchen equipment, and the installation of a new Worcester boiler.

The property offers several benefits, including a secluded car park, a prime town centre location, and the potential for a highly profitable, walk-in-ready lifestyle business that is easy to run by owners. The letting accommodation comprises two twin rooms, two double rooms, one king room, and one family room, accommodating a total of 13 to 14 guests.

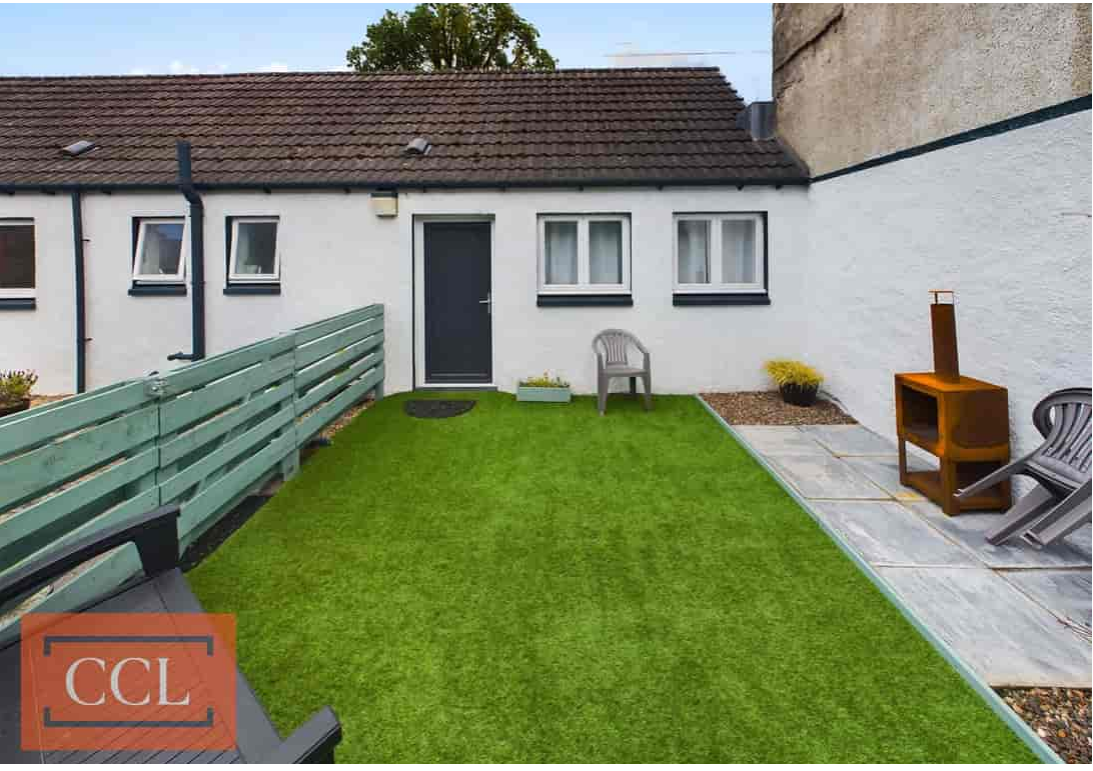
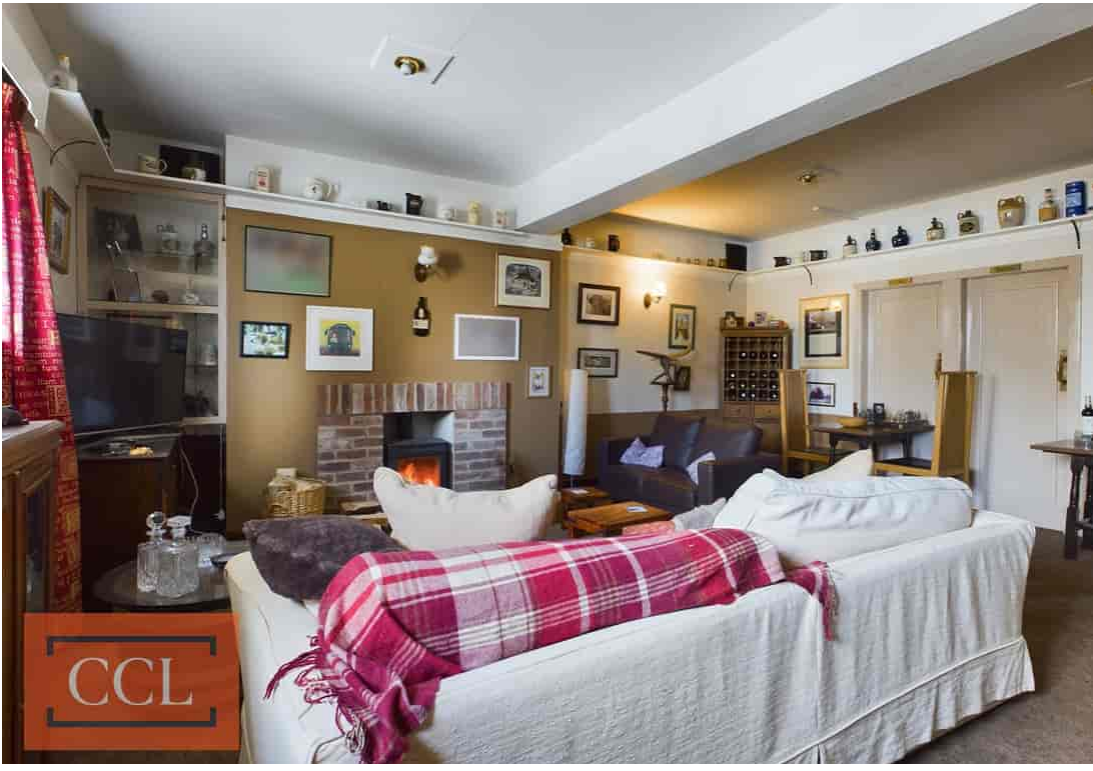


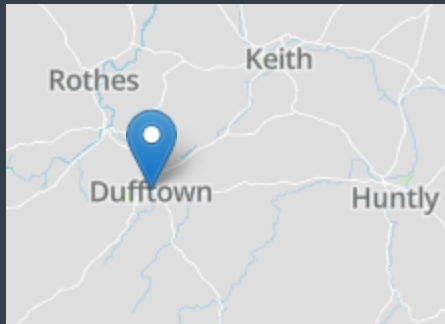
## External

The main building looks out onto the main square in Dufftown. To the side of the building there is access to the self-catering accommodation with a large courtyard with private parking available. There is also public parking available directly outside the property and on the neighbouring streets. The family room has its own private enclosed garden area.









### Tenure

Scottish equivalent of Freehold.

### Trading Figures

The Fife Arms has not traded since refurbishment and therefore no trading information is available.

### Rateable Value

£4,500 per annum.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
328.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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