



# Silverstrands Guest House

7 Broadstone Avenue, Inverness, IV2 3LE

Offers Over £500,000

*ccl*  
PROPERTY



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CCL is delighted to bring to market Silverstrands Guest House, situated in a tranquil residential area a short distance from Inverness City Centre, Raigmore Hospital and the main A9 road. This modern home has seven bedrooms and is delightfully appointed with many contemporary features with excellent furnishing and décor throughout. This sale represents an ideal opportunity to purchase a wonderful guest house or could be utilised as this as a residential home.

Silverstrands Guest House occupies an excellent position within close proximity to Raigmore Hospital, Inshes Retail Park, and Beechwood Business Park. Inverness is commonly regarded as both the commercial and tourist capital of the Highlands and provides a range of amenities, shopping facilities and leisure services for tourists and locals alike and can be reached in 5 minutes. There is a global market for tourism in Inverness and the surrounding Highlands and as such many visitors seek accommodation within the city. Attractions on offer include the Whisky Trail, Loch Ness and many historical points of interest. Perhaps the most enticing feature for the global tourism trade is the exceptional scenery on offer in the surrounding area ranging from sandy beaches to striking mountains and lochs. Crucially at Silverstrands Guest House parking is provided for a high proportion of guests looking to venture by car. Transport options are excellent with Inverness having a central railway station offering direct transport across Scotland and a dedicated sleeper service to London. Inverness airport 8 miles to the North East of Inverness offers a number of domestic and European flights whilst the A82 or A9 both offer direct roads to the North and South.









### The Business

Silverstrands Guest House is a well-established guest house with a great reputation for quality accommodation, food, and attentive service. In total there are seven letting rooms, 6 ensuite and 1 with a private bathroom. All rooms are decorated and furnished to a very high standard and are kept in excellent order whilst the breakfast service is freshly prepared and served in a tasteful guest dining room. The prime trading season from the beginning of April through to early October sees the business trade at near full capacity and for the remainder of the year the current owners maintain the property and take a substantial holiday reflecting a lifestyle preference.

The facilities and quality of the rooms ensures that Silverstrands Guest House is held in high regard and benefits from repeat trade, this has prompted excellent reviews on sites such as TripAdvisor. This substantial and attractive guest house boasts a warm and friendly atmosphere with excellent customer services, facilities, comforts, and décor.

The Silverstrands Guest House offers excellent yet affordable accommodation in the heart of the Highlands only a short distance from Inverness City Centre. It's central location and excellent reputation for both standard and service ensures that the business maintains almost 100% occupancy levels during its operational season year on year. The letting accommodation is fully reserved months in advance and the business operates with consistently high trading margins.

Full trading information will be made available after a formal viewing has taken place.

The accommodation is highly recommended and receives excellent online reviews. It possesses an excellent reputation, generating high numbers of forward bookings from return visits and repeat custom. The business benefits greatly from the use of online booking platforms such as Booking.com, expedia and hotels.com.

The hospitality industry remains a high value and sustainable sector in the area with Inverness being the gateway to many of Scotland's major tourism destinations. Demand for short, weekend and city break accommodation is high and Dunhallin is ideally situated to take full advantage and meet that requirement.

During the summer months the city itself overflows with visitors attracted to the rich variety of places to visit and things to do both in and around Inverness. Travellers from far and wide to experience the range of activities on offer. These include Loch cruises, walking, heritage and scenic tours, outdoor adventure activities, whisky and castle trail and the many championship links golf courses. Tourism itself is a key business sector in this vibrant and cultural City which promotes a dynamic economy with a modern infrastructure, strong sense of community and outstanding lifestyle advantages.

Offers over £500,000 are sought for the business, fixtures, fittings, and goodwill.

### The Property

Silverstrands is exceptionally well maintained and presented throughout. There are two entrances to the property, one entering the guest house and one into the owners private accommodation. You enter the guest house into a bright welcoming hallway. To the left-hand side of the hall is the guest dining room, with modern décor and comfortably set out to accommodate guests. To the rear of the dining room there is access to the owners accommodation.

To the right-hand side of the hallway there is the first of 7 guest rooms. All guest rooms can be configured as double or twin rooms. Each of the bedrooms are individually decorated and furnished, 6 of these benefit from private En-Suite facilities and 1 with a private bathroom. To

the rear of the hallway there is access to a further 3 guest bedrooms, there is access to the first of two large fully fitted kitchen's providing ample storage and workspace. Also, to the rear of the hallway a stairway leading to a further 3 guest bedrooms on the first floor.

Accessed via its own private entrance or via the guest dining room is the owners accommodation. You walk into the recently installed fully fitted kitchen which has a range of base units with granite work tops and a stunning stone floor throughout. To the rear of the kitchen there is access to the owners bedroom and bathroom. The owners lounge is located on the first floor via a beautiful solid oak staircase. The property has an impression sophisticated security camera system throughout. All doors in the property are fire doors and there is a break glass smoke alarm system in place throughout.

The property has mains gas, water, drainage, and electricity.

The property is held on a Scottish equivalent of Freehold.

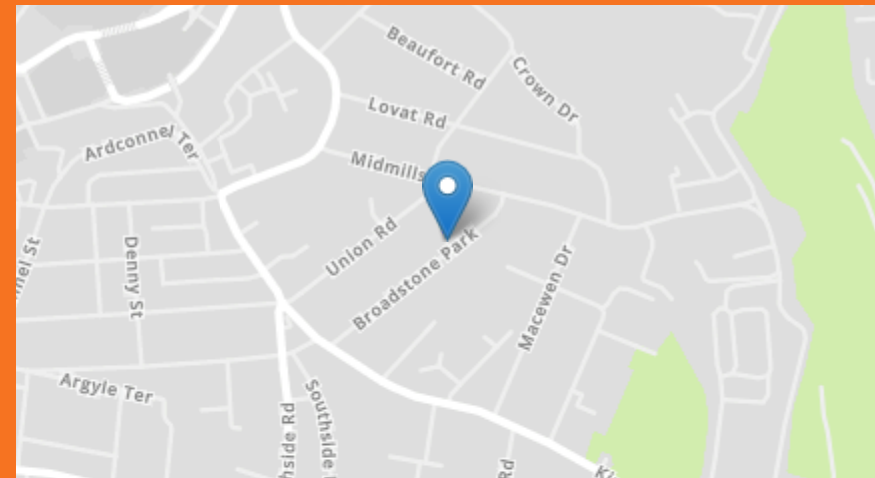
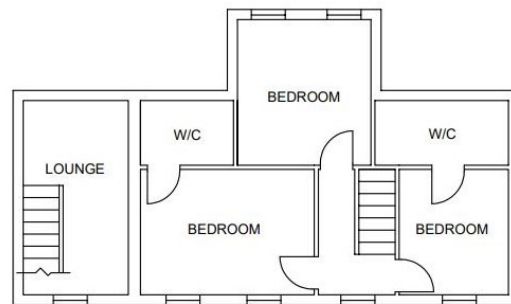
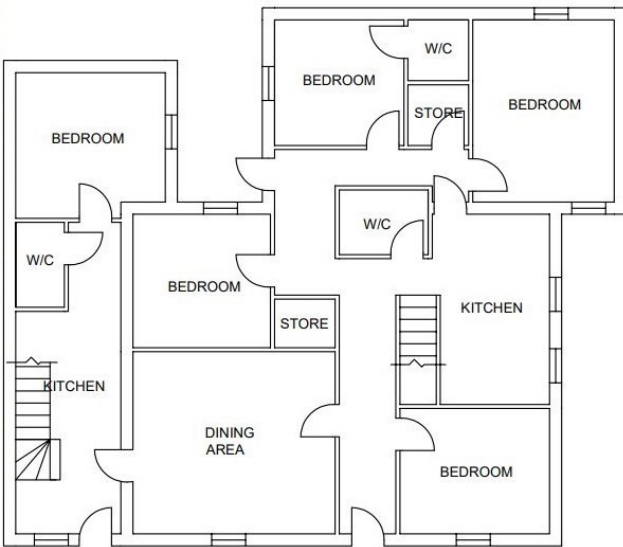
### External

The property sits in a quiet residential area on Broadstone Road. There is a parking area to the front of the property that can accommodate up to 4 cars, there is also permits for 4 on road parking spaces. To the rear of the property there is a well maintained garden and a large storage shed.

### Situation

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