



Citi House Guest House 421 Great Western Road, Aberdeen, AB10 6NJ

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Aberdeenshire, AB10 6NJ

Offers in region £595,000

Situated on the prestigious Great Western Road in Aberdeen, this property boasts an enviable location in one of the city's most sought-after areas. The West End neighbourhood offers a perfect blend of urban convenience and suburban tranquillity. Excellent educational options are within easy reach, including the highly regarded Ashley Road School and Aberdeen Grammar School. The area is well-served by public transport, with regular bus services connecting to the city centre and beyond. For those commuting further afield, Aberdeen Airport is readily accessible. Great Western Road itself is home to a variety of amenities, including charming cafes, independent shops, and quality dining establishments². The Hammerton Store, a local favourite, provides residents with fresh, locally-sourced produce. With its prime location and wealth of nearby facilities, this property on Great Western Road represents an exceptional opportunity in Aberdeen's property market.

Situated in the desirable West End of Aberdeen, Citi Guest House at 421 Great Western Road offers a charming blend of traditional Scottish architecture and modern comfort. This impressive property boasts 8 letting bedrooms, thoughtfully arranged to cater to a variety of guest needs.

The Property

Upon entering, visitors are greeted by a welcoming entrance hall that leads to a bright and spacious guest dining room, perfect for enjoying a hearty Scottish breakfast. The ground floor showcases many original features, including ornate cornicing, lending a touch of elegance to the establishment.

A well-equipped kitchen and one ensuite letting room complete the ground floor offerings.

The first floor of the main building houses 4 bedrooms, with 2 boasting ensuite facilities and 1 sharing a bathroom. Ascending to the top floor, guests will find 3 additional letting rooms with 2 benefiting from ensuite bathrooms. All rooms are individually furnished, spacious, and filled with natural light, ensuring a comfortable stay for all visitors.

The owner's accommodation is conveniently situated in a two-storey extension to the rear, featuring 2 ensuite bedrooms and a family room on the first floor. This area also provides access to the rear garden, offering a private outdoor space.

With its prime location and thoughtful layout, Citi Guest House presents an excellent opportunity for those seeking a well-established hospitality business in the heart of Aberdeen.

The Business

Citi Guest House is a thriving family-run establishment, personally managed by the owner without additional staff. The business experiences seasonal fluctuations, with quieter winter months contrasted by bustling summer periods. Room rates range from £40 to £99 per night, catering to a diverse clientele.

The guest house primarily targets three key market segments: contractors seeking comfortable accommodation during work projects, holidaymakers exploring Aberdeen and its surroundings, and locals in need of temporary lodging. This varied customer base helps maintain occupancy throughout the year, despite seasonal variations.







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Marketing efforts are predominantly focused on popular online platforms, with listings on Booking.com and Airbnb. These channels provide excellent visibility and allow for easy bookings, attracting both domestic and international guests. The owner's hands-on approach ensures personalized service, fostering positive reviews and repeat business.

The property's prime location in Aberdeen's West End, combined with its range of room options and competitive pricing, positions Citi Guest House as an attractive choice for visitors to the area.

External

The property boasts an enviable location with its main entrance situated on the prestigious Great Western Road. A charming gate opens onto a small, well-maintained front garden, leading to the inviting main door. The rear of the property offers a delightful elevated patio, perfect for al fresco dining, barbecues, and relaxation. Steps descend from this patio to a convenient carpark, providing ample space for vehicles. A double garage adds to the property's appeal, offering secure parking and additional storage options. The rear garden is a true highlight, designed with privacy in mind, being both secure and enclosed.

Tenure

Scottish Equivalent of Freehold

Viewing

By Appointment Only

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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.