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The White Heather Hotel has established a strong local clientele and benefits from passing trade due to its coastal location. There is significant potential for growth through extended opening hours and more aggressive marketing strategies. The property's versatility allows new owners to utilize the top floor as accommodation for owner-operators or convert it into additional letting rooms. With its recent refurbishment and healthy turnover, the White Heather Hotel, listed at £350,000 with an annual turnover of £180,000, represents a turnkey opportunity for investors looking to enter or expand in the hospitality industry in a thriving Scottish community.



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- Immaculate Boutique Hotel
- Restaurant & Bar
- 4 Stunning Letting Rooms
- Function Suite
- 3 Bed Owners Accommodation
- Fully Refurbished Throughout



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White Heather Hotel, 14 High Street, Turriff, AB53 4DS

£350,000 Freehold

This recently refurbished hotel features multiple floors, each designed to provide a high-quality experience for guests and patrons. The ground floor houses the main trading area, including a spacious dining room for 40 guests, a bar, restrooms, and a fully equipped kitchen. The basement level offers a versatile function area with its own bar, capable of seating over 40 people and perfect for private events. The second floor contains recently upgraded letting rooms with en-suite facilities and flexible bedding options, while the top floor is dedicated to private owner's accommodation.

As a business opportunity, the White Heather Hotel offers three twin/double rooms, one family room, and a two-bedroom apartment. Room rates range from £90 to £150 per night, catering to both business and leisure travellers. The property includes two restaurant/bar areas, each with a capacity of 50 seated and 20 standing guests. Licensed hours extend from 11am to 11pm daily, with later closing times on weekends. The hotel generates income from room lettings, function hire, and food and beverage sales, operating its dining areas from Thursday to Monday with residential meals available midweek.



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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 the services, appliances and things 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.