



Furain Guest House, 92 North Deeside Road, Peterculter, AB14 0QN

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# Furain Guest House Peterculter

Long established guest house  
Eight ensuite bedrooms  
Excellent location  
Parking and veranda  
Landscaped private gardens  
Busy year-round trade

Furain is a substantial semi-detached guest house in the popular village of Peterculter, ideally placed for Aberdeen, Royal Deeside and Aberdeen International Airport. This attractive traditional property, extended and upgraded, offers a total of seven comfortable en suite letting bedrooms arranged over three floors, plus an additional owners' room, giving flexible live-in accommodation. The ground floor provides welcoming public areas including a cosy lounge, generous dining room, large kitchen with utility space, bright sun room and conservatory, while a useful basement offers excellent storage and houses the boiler. Externally, the property benefits from a private front car park for guests, a raised veranda seating area, a small enclosed side garden and, to the rear, an owners' driveway, patio and raised lawn bordered by mature shrubs and planting, together with useful sheds. Trading below the VAT threshold as an owner-operated business, Furain enjoys a strong, year-round mix of tourist and contractor trade.





Furain Guest House occupies a prominent position on North Deeside Road in the popular commuter village of Peterculter, around seven miles west of Aberdeen city centre and ideally placed for exploring Royal Deeside and the wider Aberdeenshire coastline. The village offers an excellent range of everyday amenities including small supermarkets, independent shops, pubs, restaurants, medical and community facilities. While the Deeside Way, Peterculter Golf Club and riverside walks provide superb leisure opportunities right on the doorstep. All are readily accessible by regular bus services along the A93. Schooling is well served locally at primary level with secondary education at Cults Academy. Strong road links and the AWPR give easy onward connection north and south, and Aberdeen International Airport is within comfortable driving distance, making Furain particularly attractive to both leisure guests and contractors needing swift access to major employment hubs.



The property itself is a substantial semi-detached traditional villa with an impressive footprint of approximately 364 square metres (excluding balconies and terraces) arranged over three principal floors together with a useful basement level. From the front, stone steps rise to an entrance porch which opens into a welcoming reception hall and central hallway. To the right lies a characterful living room, ideal as a snug guest lounge, while to the left a generous bay-fronted dining room comfortably accommodates breakfast and evening service. The hall continues through to a large, well-appointed kitchen at the rear, offering extensive work surfaces and storage, and flowing into a practical rear hallway with access to a utility area and service entrance. Beyond the kitchen a bright sun room overlooks the gardens.



Also on the ground floor, a modern rear extension provides three excellent en suite letting bedrooms, all accessed from a dedicated guest hallway, giving level access accommodation. The back corridor also houses the laundry room with washing machines and linen cupboard. From the main hall, stairs lead down to a generous basement store which houses the boiler and general storage, keeping the upper floors uncluttered and efficient in operation. A wide, turned staircase rises from the main hall to the first-floor landing, where there are three generous en suite letting bedrooms, offering comfortable accommodation for couples, families and longer-stay guests. There is also a single ensuite bedroom. On the top floor, a landing gives access to a twin ensuite letting bedroom together with an additional ensuite bedroom currently utilised as owners' accommodation, allowing on-site proprietors a degree of privacy whilst remaining close to guests. The overall layout is highly practical for an owner-operated business, with clear separation between trading and private areas and obvious potential to adjust the balance of owner and guest accommodation if desired.

Furain Guest House is a well-established trading concern attracting a healthy mix of leisure visitors and business guests, with tourists predominating in the main season and contractors and commercial travellers providing strong demand throughout the year. Trade benefits from the excellent location for Aberdeen, the airport and the business parks around the city, as well as the draw of Royal Deeside, golf, walking and heritage attractions along the valley. The business is currently operated by the owners without staff and trades below the VAT threshold, offering a straightforward, easily managed operation with scope for new proprietors to further grow turnover through extended marketing, online presence and possible year-round packages.



Outside, Furain presents very well. To the front, a private car park provides convenient off-street parking for guests on arrival, while an attractive raised veranda offers a pleasant seating area to enjoy the outlook towards the village. A small enclosed garden to the side adds an extra sheltered outdoor space. To the rear, a separate private driveway serves the owners' entrance and leads to a neatly arranged patio area, ideal for alfresco dining, together with a raised lawn bordered by mature shrubs and planting which create a landscaped and largely private backdrop. Useful outdoor sheds and stores provide excellent additional storage for bikes, garden equipment and business supplies, completing an appealing package that combines a comfortable home with a successful and easily run hospitality business.







### Tenure

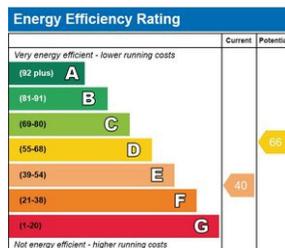
Scottish equivalent of Freehold

### Services

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

### Trading Information

The business trades below the VAT threshold. Trading information will be released after formal viewing has taken place.



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

CCL Property

62 High Street, Elgin, Moray, IV30 1BU  
T: 01343610520

[www.cclproperty.com](http://www.cclproperty.com)

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.