

The logo for CCL Property Specialists, featuring the lowercase letters 'ccl' in a white, rounded, cursive font on an orange square background.

RESIDENTIAL & BUSINESS  
PROPERTY SPECIALISTS

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

Offers in Region of  
£220,000



## Fife Arms Guest House

The Square, Dufftown, Keith, AB55 4AD

Located in the centre of the charming town of Dufftown is the Fife Arms Guest House. Dufftown is in the heart of Speyside and is the capital of The Single Malt Whisky Trail. Previously ran as a successful guest house and bar, this is an ideal acquisition for anyone looking for a development project to enter the self-catering accommodation market.



# Fife Arms Guest House

The Square | Dufftown | Keith | AB55 4AD

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 Property

The Fife Arms is a former licenced bar in the centre of Dufftown. Access is from the square and into the front entrance. On the left hand side is the former lounge bar which is currently used as a living room and on the right hand side is the former public bar, which has its own access to the square. At the rear is large commercial kitchen. Upstairs there are 4 bedrooms, a study, a bathroom, and lounge.

It is a substantial property that is in need of complete refurbishment.

At the rear of the property that is a modern single-story building that forms the guest accommodation. This is formed of 6 ensuite letting room. Each room has is accessed from the substantial car park.

## Business

The Fife Arms no longer benefits from having a licensed bar. It has previously operated as a guest house with 6 letting rooms, now only offering this on a very limited basis. It is not being sold as a going concern. Given that it requires complete refurbishment the property therefore offers flexible accommodation and would be suitable for the provision of serviced accommodation, Air BnB, a Guest House or other



hospitality business. Alternatively, it could be converted to a substantial and charming family home.

## Exterior

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.

## Tenure

This property is sold on the Scottish equivalent of freehold.

## Price

Offers in the region of £220,000 are sought for the freehold of the property. Fixtures, fittings of the business are included within the sale, excluding items of a personal nature.

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, IV30 1BU

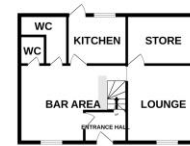
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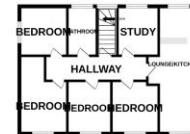


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

GROUND FLOOR  
538 sq ft, (50.0 sq m) approx.



1ST FLOOR  
538 sq ft, (50.0 sq m) approx.



SELF-CATERING  
ACCOMMODATION  
1392 sq ft, (128.6 sq m) approx.



TOTAL FLOOR AREA: 2428 sq ft, (225.6 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and all other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is made regarding their condition or operation.  
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