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Sutherlands Guest House | Old Distillery Road | Kingussie | PH21 1EZ

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# Sutherlands Guest House

Old Distillery Road | Kingussie  
Highlands | PH21 1EZ

- 5 Luxurious Letting Rooms
- Immaculately Presented Throughout
- Prime Highland Tourist Location
- Enclosed Garden with Secure Parking
- Private Owners' Accommodation

Sutherlands Guest House is a truly stunning guest house situated on an elevated position in Kingussie in the heart of the Scottish Highlands. With views over Kingussie, Ruthven Barracks, Strathspey, and the Cairngorms this is a luxurious property that currently operates with 5 lettings rooms, all of which are En-Suite offering excellent facilities and spacious owner's accommodation. The accommodation is truly flexible, and the property would make a fantastic, spacious home for a large or extended family. The surrounding Cairngorm National Park provides exceptional scenery which is one of the main attractions for the many tourists that visit the area each year. Despite the tranquil Highland feel the business is easily accessed and enjoys close proximity to the A9 and on the main London trainline and the main national bus link. The business trades well, and prospective owners could commence immediate trading, building upon an already successful model. This property would also be a beautiful family home. Viewing is essential to truly appreciate the ambience, the quality of the furnishings and scale of the room sizes that make Sutherland Guest House truly unique.

## Situation

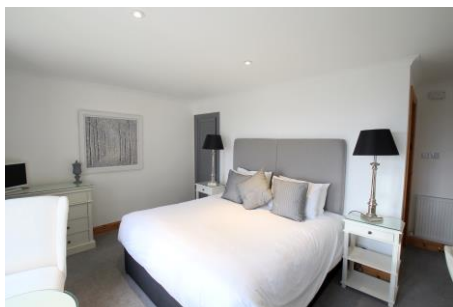
Kingussie is situated in the heart of Highland Scotland and enjoys being both within the Cairngorm National Park and next to the picturesque River Spey. Unsurprisingly the area is particularly attractive with a great deal of outdoor pursuits easily accessible from the Hotel. Given the location, walking, cycling, photography, and snow sports are all popular activities. The locality is also well known for its wealth of wildlife with many rare birds and animals easily spotted nearby. Sutherlands Guest House is very well positioned centrally for onward journeys to the North Coast 500, Orkney, or the West Coast whilst nearby in the town guests can enjoy a number of dining and entertainment facilities. Primary and Secondary schools are located within 10 minutes' walk. The A9 and mainline railway station both mean the town is very easily accessible and Edinburgh can be reached by car in approximately 2 hours whilst Inverness can be reached easily in under an hour. Kingussie is popular with visitors throughout the year and is an excellent destination to explore the beautiful highlands of Scotland. Inverness airport is only 48 miles away, with daily national and international flights. Also sitting on the whisky trail with 50 distilleries within an easy reach.





The sale of Sutherlands Guest House is a unique opportunity to acquire a truly exceptional and luxurious Guest House in the heart of the Scottish Highlands. Purpose built viewing is essential to appreciate how the building flows from room to room; and floor to floor all the while designed to take full advantage of the panoramic views. The room sizes, detail and proportions are sensational.

Fantastically laid out this property is truly flexible and could easily be turned into a substantial family home or converted to become a wonderful self-catering home.



### The Property

Sutherlands Guest house is a modern property that has been designed to take full advantage of its location. At over 460 square metres this 5 letting room guest house allows guests to take full advantage of their luxurious surroundings, the property would also make a fantastic family home.

Entry to the property via the front door and into the main hall which wraps around the stairs leading to the first floor and stair leading to the lower ground floor. There is a natural flow to the property with double doors leading to the main guest lounge which is at the front of the building and benefits from a double vaulted ceiling and large south easterly facing windows. The adjacent guest dining room has a similar aspect with double doors again opening to the hall.

There is a super-king-sized guest room on this floor, Gynack, which has stunning southerly views and ensuite bathroom with walk in shower.

There is a very large and exceptionally well-equipped kitchen with central island and granite work tops. The kitchen has been adapted to include a professional gas range and grill. Opposite the kitchen is the utility room which provides a spacious and tranquil room to service the business.

The upper floor has another guest bedroom; Truim. This super-king-sized room has its own dressing room and ensuite.

On the opposite side of the landing is the owner's accommodation which consists of private lounge, bedroom, dressing area and bathroom.

The lower ground floor has 2 further guest super-king-sized letting rooms. Spey is a simply stunning En-Suite bedroom that incorporates a large steam room, body shower, double bath, double wash basin and separate toilet, and Feshie which is beautifully furnished and incorporates a stunning large walk-in shower and a separate bath area and dressing room. Also on the lower ground floor is a second stunning guest lounge which has been furnished in a contemporary style with modern sofas and chairs. Patio doors lead outside.

The spacious Doghouse is situated above the double garage in the drive. A super-sized-king with a private access this bright airy room incorporates a sitting area and a large walk in shower room with toilet. Windows to the south and east give elevated views over the hills and the town. This accommodation would make a great 'granny flat' or apartment for a teenager.

### Business

Sutherlands Guest House is an exceptionally well performing business that benefits from excellent reviews and much repeat trade. The business is operated in a style to suit the current owners and is open from February through to November. The peak trading period is between June to September when occupancy levels can reach close to 100%. All rooms are double, and prices range from £115 to £145 per night. Advertising is via their own website, booking.com and TripAdvisor. Sutherlands benefits from excellent online reviews. The business could be expanded to serve evening meals, obtain an alcohol license, and open to non-residents.

There is also an increasing demand for luxury self-catering accommodation which Sutherlands could quite easily provide and would be capable of achieving substantial weekly income.

### Financial Information

Currently trades beneath the VAT threshold. Accounting information will be released after formal viewing has

taken place.

### External

To the front of the property is a large, enclosed garden with green patio, lawn and variety of shrubs, plants, and flowers. At the rear of the property is the car park with space for 6 cars. There is a double garage, car port and log store. The property is accessed via a shared private road.

### Price

An asking price includes the fixtures, fittings, and good will of the business.













### Services

Mains electricity, water, and drainage. Oil central heating. Cooking is by LPG

### Tenure

The property is held on the Scottish equivalent of a freehold.

Offers Over  
£695,000

LOWER GROUND FLOOR



ENTRANCE LEVEL



UPPER LEVEL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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