



# Achilty Guest House | Contin | Strathpeffer | Highland | IV14 9EG

## £425,000 Freehold

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Located 20 m north west of Inverness and 7 m west of Dingwall, the guest house benefits from an extremely well serviced road position and easy links to Inverness and beyond. Inverness City Airport boasts daily domestic flights and a number of international flights too.

The area boasts an abundance of activities for all. For walkers or hikers, there are extensive trails through an array of terrain with a variety of routes to suit all levels. Stunning settings for fishing and sightseeing spoil you for choice while the increasingly popular Whisky Trail (distillery tours) is close by. An abundance of natural and cultural heritage is on offer, all of which shall leave you in awe and the Achilty Guest house is a natural base camp for exploring the whole of the Highlands

### Situation

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### The Business

The guest house attracts a variety of visitors from families to business travellers, with high demand for accommodation all year round; this has been dramatically increased by the spectacular popularity of the NC500. Free WiFi, a comfortable lounge, and high-quality services together with an extremely competitive pricing scheme add to the outstanding services on offer. The guest house offers a tranquil setting to relax and unwind in comfort and harmony. The business operates a simple Bed and Breakfast model with the average room rate starting from £70 per night.

There is a great opportunity to significantly increase revenues. The dining room is suited to cater for lunches and evening meals, particularly given the passing tourist trade on the NC 500 and large carpark that can accommodate in excess of 50 cars. In addition, the guest lounge could be transformed to create a lounge bar.

Outside there is room to construct a number of glamping pods. In addition, there is an opportunity to increase revenues further with bile and kayak rentals.

Full trading information will be made available after a formal viewing has taken place.

Accounts to the business show a healthy turnover in excess of the VAT threshold.





