



Beinn Bhracaigh

14 Higher Oakfield | Pitlochry | Perthshire | PH16 5HT

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Occupying a prominent and elevated position within the beautiful and thriving town of Pitlochry is Beinn Bhracaigh, a charming and exceptionally well-maintained guest house with 13 letting rooms and a 3-bedroom owners' accommodation. The property is in immaculate condition throughout and has been furnished to a very high standard. Fully licensed there is a great opportunity for new owners to expand the business by extending the trading season and introducing evening meals.

- 4 Star Standard Accommodation
- 13 En-Suite Lettings Rooms
- Fully Licensed
- Secure Parking
- 3 Bed Owners' Accommodation with Private Garden
- Prime Tourist Location
- Panoramic Views
- Secure Parking
- Excellent Reviews

Situation

Beinn Bhracaigh Guest House is situated in one of the most picturesque locations in the centre of Scotland. Set in secure private walled gardens its elevated position enjoys panoramic views of Pitlochry and along the Tummel Valley.

The property is located a short walk from the town centre with its many amenities including excellent restaurants and shops. Pitlochry is a small traditional town that boasts an extensive tourist trade and hospitality sector, offering a wide range of activities and entertainment to both locals and visitors. It is busy all year round.

The Perthshire Highlands provide an abundance of recreational activities with opportunities to explore surrounding mountains, glens, and forests. The area is also home to the world-renowned Highland Games.

The town is located just off the A9 and is extremely well serviced with good road and rail networks providing links to Perth (26 Miles), Edinburgh (70 Miles), Glasgow (83 Miles) and Inverness (86 Miles) and their respective airports.



Trading Information

The business trades above the VAT threshold on the Flat Rate Scheme. Accounting information will be released after formal viewing has taken place. The business is run to suit the owners' lifestyle and is closed for approximately half the year.

Tenure

This business / property is offered on the Scottish equivalent of Freehold.

Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale and the items that are subject to separate negotiation, this will be available to all parties wishing to offer.

Services

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



The Property

Beinn Bhraicagh Guest House is a beautiful and traditional Victorian country house that dates back to 1880. It has been tastefully and sympathetically refurbished and extended over the years to a very high standard with a mix of antique and contemporary styles to provide a tranquil experience for guests.

There are 13 guest letting rooms & there is scope to create 2 additional rooms to sell, with limited investment required. The 3 bed owners' accommodation has its own private access & garden. Main entrance is from the car park into the light and spacious reception area. To the left is the bar and seating area. Leading from the reception area is also the breakfast and dining rooms. Patio doors lead to the terraced area and garden.

At the rear of the dining room is the large and well-equipped kitchen which in turn provides access to the owner' accommodation, which consists of 3 bedrooms, living room, bathroom and office.

All guest rooms are furnished to a very high standard with 2 double rooms and 2 classic rooms located on the ground floor and all other rooms located on the first floor. All rooms have en suite bathrooms with most rooms benefiting from outstanding views.

Business

Beinn Bhraicagh is a long-established guest house that has been in operation for many years. Well maintained it is presented in immaculate condition throughout. Pitlochry is an exceptionally popular tourist destination. The business is closed for the winter months to the lifestyle of the current owners but could easily trade throughout the year. Of a 4-star standard the business benefits from excellent online reviews and ratings.

There are 6 'Double' standard en-suite guest bedrooms, with King size beds; 5 'Classic' standard en-suite guest rooms, with Super-King beds (3 of which can be twins); 1 'Superior' standard en-suite guest bedroom, with Super-King bed; 1 'Junior Suite' standard en-suite guest bedroom with Super-King bed. Eleven of the rooms have excellent views over the town of Pitlochry and the Timmel Valley. There are 2 spacious and light dining / breakfast rooms that can cater for 26 covers. The property is also available for exclusive use – normally during the off-peak season.

In the high season room rates range from £84/£99, per night, for Room Only/B&B.; to £154/£169, per night, for Room Only/B&B inc. for the junior suite, some circa 30 sq. meters in size. The business is mainly run by the owners who take a hands-on approach. They are assisted by adhoc casual primarily cleaning staff as required. Trading above the VAT threshold on the Flat Rate Scheme, the business operates for 6 months of the year. There is great scope to increase revenues by extending the operational period of the business, offering evening meals and opening the bar and restaurant to non-residents.

Fully equipped and furnished the Beinn Bhraicagh Guest House is being sold as a turnkey opportunity with new owners able to commence immediate trading.

Exterior

There is a large car park for residents which is accessed from Higher Oakfield Road. The owners' accommodation has its own private access and garden. The dining room and guest lounge open on to the front south facing garden via patio doors.

The patio terrace extends along the front of the property and is equipped with a number of solid wood table and chairs. The garden is mainly laid to lawn with mature shrubs and trees, it slopes gently down towards Pitlochry.



