

Beinn Bhracaigh

Pitlochry
Perthshire | PH16 5HT

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

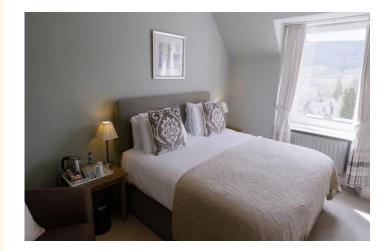
Beinn Bhracaigh Guest House is situated in one of the most picturesque locations in the centre of Scotland. Set in secure private walled gardens its elevated position enjoys panoramic views of Pitlochry and along the Tummel Valley.

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.

Service

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











The Property

Beinn Bhracaigh 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 Bhracaigh 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 ensuite 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.

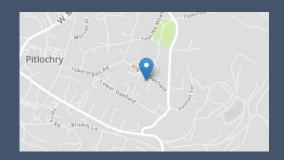
In the high season room rates range from £84/£99, per night, for Room Only/B&B.; to £154/£169, per night, for Room Only/B&B inc. for the junior suite, some circa 30 sq. meters in size. The business is mainly run by the owners who take a hands-on approach. They are assisted by adhoc casual primarily cleaning 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 Bhracaigh Guest House is being sold as a turnkey opportunity with new owners able to commence immediate trading.

Exterio

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.







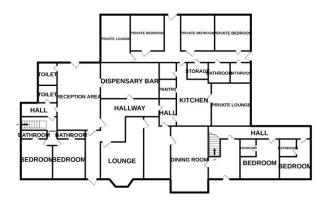
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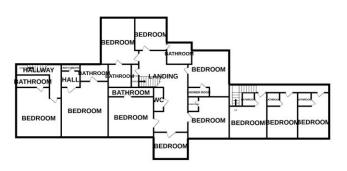
The Sale of Beinn Bhracaigh Guest House is a unique opportunity to purchase a fabulous business with a great reputation that has been maintained to the highest standard. Located a short walk from the centre of Pitlochry, viewing is highly recommended to truly appreciate the opportunity this sale represents.

Price

Offers Over £875,000

GROUND FLOOR FIRST FLOOR





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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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.

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