



The Viewmount | Kingussie | Highland | PH21 1JS



# The Viewmount, Kingussie, Highland, PH21 1JS

- Stunning 5 Star B&B
- Fully Licenced
- Refurbished to the highest of standards
- 4 En-Suite Letting Rooms
- Luxurious Accommodation
- Immaculately Presented Throughout
- Stunning Views
- Electric Car Power Charging Point
- Separate Owners Accommodation

## Summary

The sale of The Viewmount provides a unique opportunity to acquire a truly exceptional and luxurious Guest House and B&B in the heart of the Scottish Highlands. Situated on a substantial plot in a tranquil setting, viewing is essential to appreciate how the business flows and the amazing restoration project that has been completed on this stunning Victorian Villa.

## 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. Given the location walking, cycling, photography, and snow sports are all popular activities. The Viewmount 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 several dining and entertainment facilities. Primary and Secondary schools are located within 10 minutes' walk. The A9 and mainline railway station mean the town is easily accessible, and Edinburgh can be reached by car in about 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.







## The Business

The Viewmount has undergone an extensive 12-month refurbishment program where the property has been restored to its former glory and far beyond. The business model is the vision of the current owner whose aim was to create a luxurious guest house that could provide a 5-star service in sublime surroundings. Room Rates range between £250 and £275 per night.

Evening meals can be served by request and there is an honesty bar that has an amazing selection of champagne, wines and spirits.

The Viewmount lends itself to hosting events such as wine and whisky tasting, afternoon teas and other culinary experiences.

The business benefits from a transferable alcohol license which exempts it from the requirements due under the Short Term Letting legislation.

The Viewmount is rated as a 5 star B&B and has outstanding guest reviews.

Since the refurbishment the owner is unable to operate the business at full capacity due to ill health. This provides a fantastic turn-key opportunity for new owners to maximise the potential of this amazing Guest House and really drive this business forward.

## Property

The Viewmount is a truly stunning period property located a short distance from the centre of the historic town of Kingussie. Guest access is via the front porch and into the main reception area. Visitors will be immediately impressed by the magnitude of Viewmount along with the warmth and the array of beautiful and original features that greet them.

On the left side of the entrance hallway is the sumptuous guest lounge with many original features. Eyes are immediately drawn to the glass automatic sliding door which leads to the wine cellar which operates as both a tasting room and honesty bar. On the opposite side of the hallway is the guest dining room which has a beautiful bay window, original features and a bespoke handmade bookcase with sliding ladder. To the rear of the dining room is the well-equipped main kitchen which serves the guest house. In turn this leads to a secondary kitchen / utility area and on to the owner's accommodation.

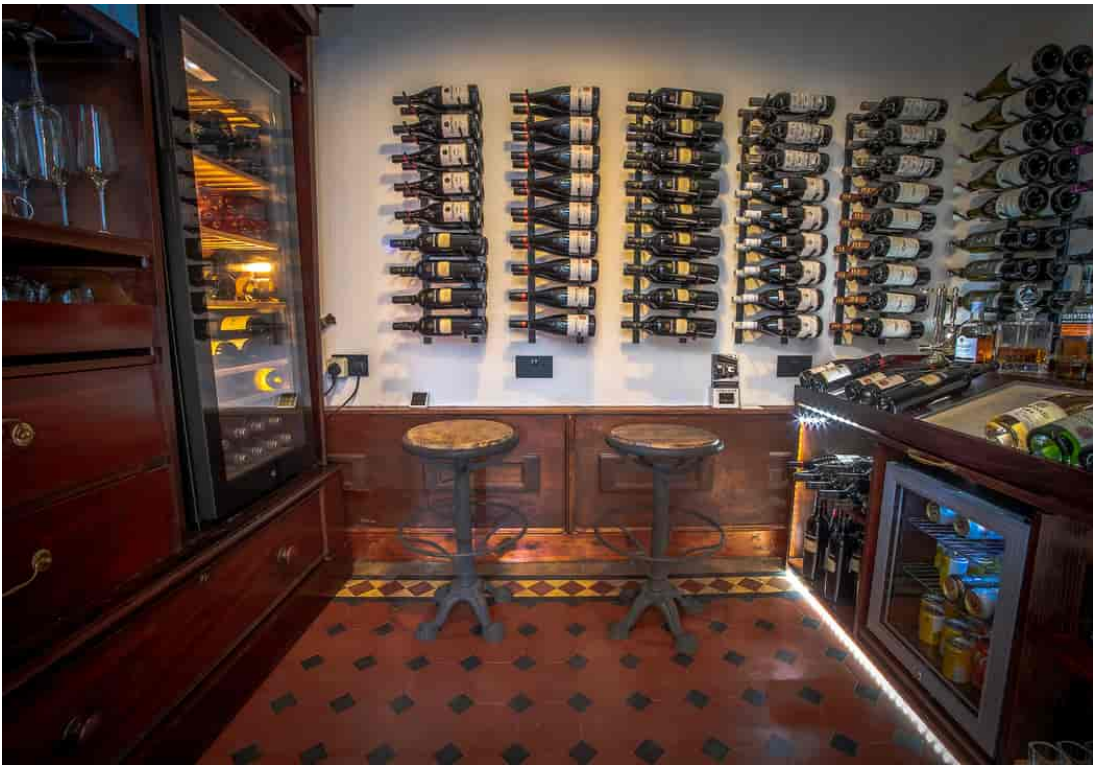
The owner's accommodation occupies a completely private two-story extension with separate external access. It would be ideally suited for couples or multi-generational living. On the ground floor there is a kitchen and lounge (currently used as an office) and a large store. The plant room for the whole house is also located here. On the first floor there are 3 bedrooms with one ensuite and dressing area.

There are 4 divine king-sized letting rooms in total. On the first floor two of the wonderful guest rooms benefit from triple aspect sash windows that offer panoramic views of Ruthven Barracks and the Grampian Mountains. There is also another large room on the first floor which enjoys a rear-view aspect that overlooks the garden and has views of the Grampian Mountains. On the ground floor there is the final accessible letting room that can be configured as either a twin or double. Each room is immaculately presented and has high quality fixtures. All rooms have luxurious ensuites with beautiful sanitary ware, walk-in showers, free-standing baths and underfloor heating.

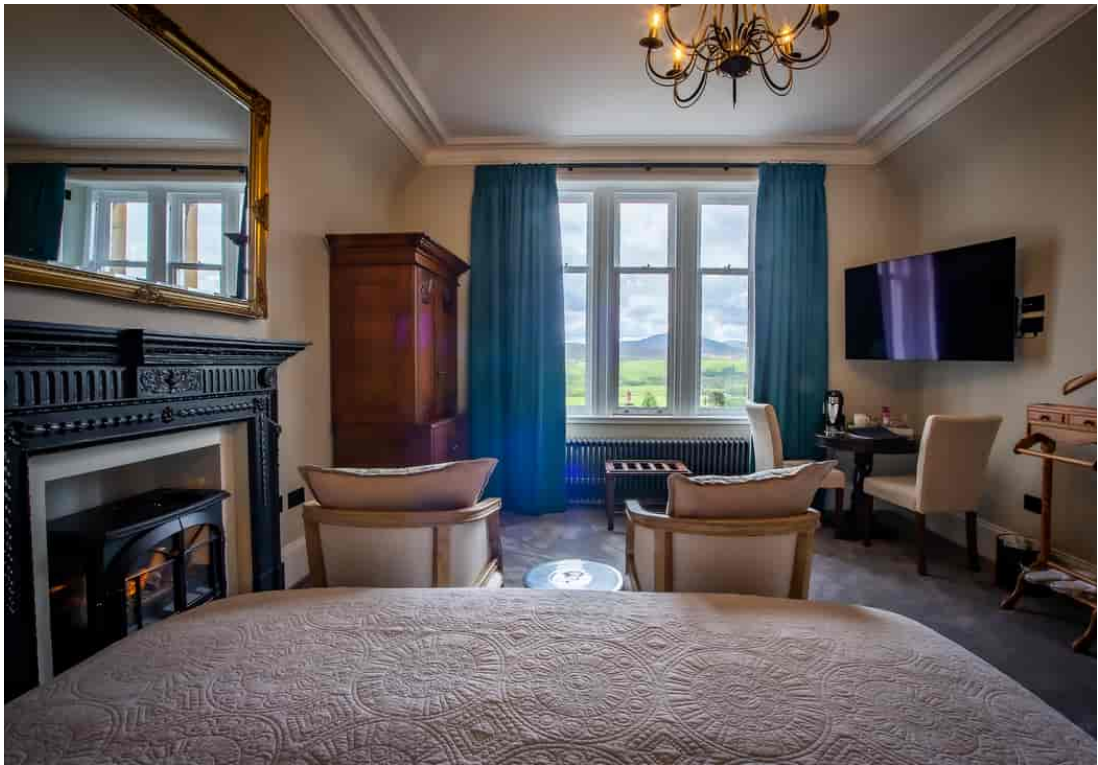
## External

The driveway sweeps up from East Terrace to the substantial gravel carpark at the side of the property. The substantial garden plot is on a natural slope and has been terraced and laid to lawn. There are a number of mature trees and substantial areas for planting in due course. The car park benefits from an EV charger. There is also a wooden shed.

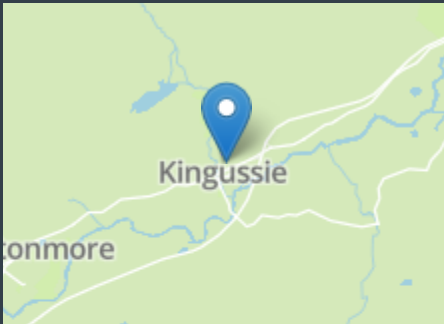












#### Price

An asking price of offers over £695,000 is sought for the premises, fixtures, fittings, and Goodwill of the business.

#### Tenure

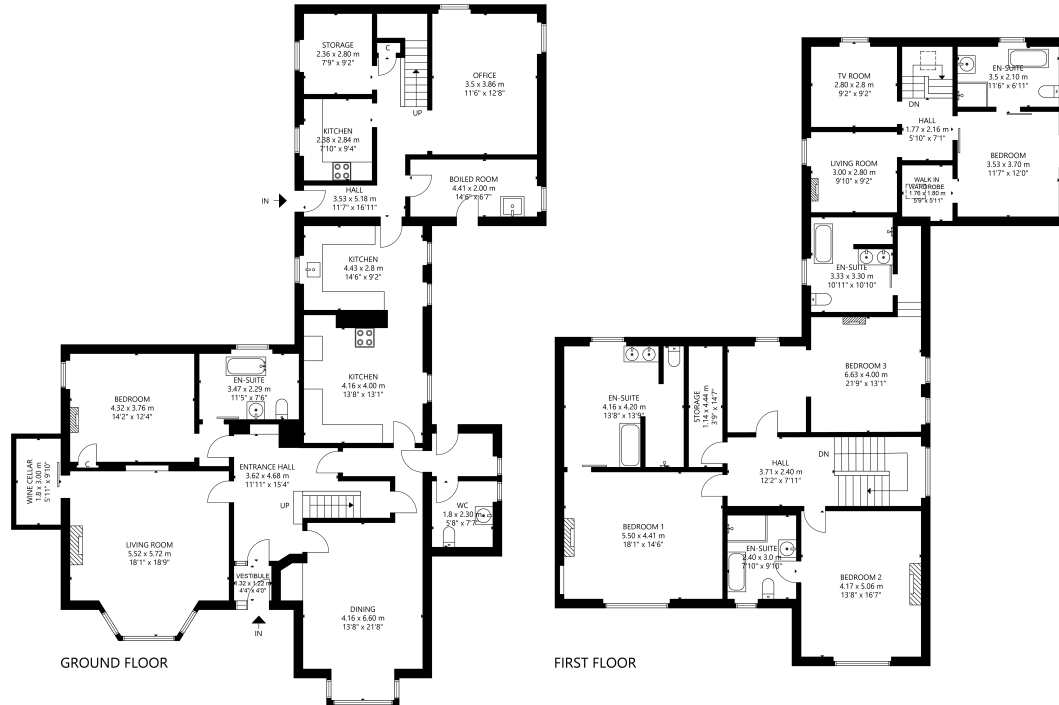
The property is held on the Scottish equivalent of a freehold.

#### Services

The subjects are connected to the mains supply for electricity, water, and drainage. Heating to the main guest house is from an LPG gas fired central heating system. There is an air-sourced heat pump, central heating and hot water system for the owner's accommodation and solar panels. The main house has 3 phase electricity.

#### Financial & Trading Information

Limited accounting information is available and will be released after formal viewing has taken place. The full cost of refurbishment can also be made available.



THE VIEWMOUNT - KINGUSSIE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 4,275 SQ FT / 396 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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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 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 in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.