



Black Isles Holiday Apartments Bridge Street | AVOCH | Highland | IV9 8PP

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Black Isles Holiday Apartments Bridge Street, AVOCH, Highland, IV9 8PP

- 4 Serviced Apartments
- Easily Managed Lifestyle Business
- Popular Location
- Private Garden
- Former Historic Station Hotel
- Strong Revenue

Situation

Nestled in the charming village of Avoch on the picturesque Black Isle, this property offers an idyllic blend of rural tranquillity and convenient access to modern amenities. Avoch, a quaint fishing village with a rich history, boasts a beautiful harbour, local shops, and a primary school. The Black Isle, despite its name, is a peninsula surrounded by three firths, offering stunning coastal views and abundant wildlife. Avoch is perfectly positioned to enjoy the best of this unique area, including dolphin-watching opportunities at nearby Chanonry Point, access to scenic walking and cycling routes, and proximity to RSPB nature reserves at Fairy Glen and Udale Bay.

This property benefits from excellent transport links, being just 10.7 miles from Inverness city centre, a mere 20-minute drive. It's approximately 20 miles from Inverness Airport, which offers daily national and international flights. Regular bus services to Inverness, with connections to Nairn and Elgin, are available, and there's easy access to the A9 trunk road via the Kessock Bridge. While Avoch itself provides essential amenities, the vibrant city of Inverness is within easy reach, offering a wide range of shopping options, excellent schools and further education facilities, cultural attractions including Eden Court Theatre, and the Eastgate Shopping Centre.

The Black Isle is a popular tourist destination, providing numerous opportunities for leisure and recreation. These include historical sites such as Hugh Miller's Cottage in Cromarty, the annual Black Isle Show celebrating local agriculture and crafts, mountain biking trails at Learnie Red Rock, and golfing at nearby courses.





The Business

The Black Isle Holiday Apartments, located in the picturesque fishing village of Avoch, offer serviced accommodation that caters to both tourists and contractors. These apartments, housed in a renovated Victorian-era building that was once the Station Hotel, provide a unique blend of historical charm and modern comfort. The business benefits from its prime location on the Black Isle peninsula and proximity to the popular North Coast 500 tourist route, which has significantly boosted tourism in the area since its launch in 2015. This strategic positioning allows the apartments to maintain a steady flow of guests throughout the year, attracting visitors eager to explore the beautiful Highlands of Scotland. The property is managed hands-on by the owners, with the assistance of a dedicated housekeeper.

Property

The Black Isle Holiday Apartments, located in the former Station Hotel in Avoch, Scotland, offer a range of accommodations across three floors. On the upper floor, guests can choose between two apartments: The Red Kite and The Pine Marten. The Red Kite sleeps up to 5 people and features two en-suite bedrooms, an additional bathroom, a lounge/dining area, and a fully equipped kitchen. It also boasts partial sea views and street views. The Pine Marten, accommodating 5-7 guests, has two en-suite bedrooms, a lounge/dining area with a sofa bed, and a kitchen with essential appliances.

On the ground floor, The Wild Cat Apartment is the largest, sleeping 12-14 people. It offers three spacious bedrooms, multiple bathrooms, a large lounge/dining area, and a kitchen located on the basement level. This apartment also includes a conservatory suitable for family functions and a kids' area with entertainment options. The lower ground floor houses The Dolphin Apartment, which is wheelchair accessible and sleeps 7-9 people. It features two bedrooms, separate bathroom facilities including a disabled access shower room, and a combined kitchen/lounge/dining area. This apartment is also pet-friendly.

All apartments in the Black Isle Holiday complex offer free Wi-Fi, Freeview TVs in bedrooms and lounges, and are non-smoking. Guests have access to shared amenities such as a communal garden with a patio and BBQ area, private parking, and 24-hour CCTV surveillance. The property's location is convenient, with shops and takeaways just 200 yards away and the beach approximately 3 miles from the apartments. These converted apartments in the historic Station Hotel building provide a unique and comfortable stay for visitors to Avoch, catering to various group sizes and needs.

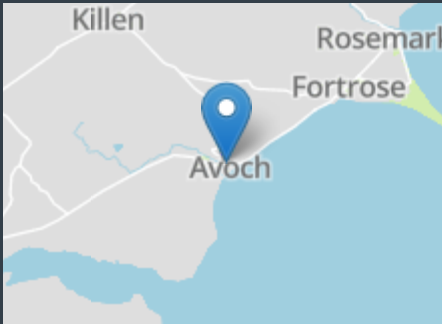
External

The Black Isle Holiday Apartments are situated in a prime location within Avoch, offering convenient access and a pleasant outdoor setting. The ground floor and first floor apartments are easily accessible directly from the pavement on the main street, providing a seamless transition from the village's bustling atmosphere to the comfort of the accommodations. For guests staying in the lower ground floor apartment or those needing to access the service areas, entry is available from the private car park located at the rear of the property. Additional parking options are available nearby, with a public car park in close proximity, ensuring ample space for all visitors. One of the property's standout features is its large enclosed garden area, which provides a tranquil retreat for guests. This outdoor space includes a patio furnished with comfortable seating and a BBQ area, perfect for al fresco dining or relaxing on warm Scottish evenings. The garden is further enhanced by mature fruit trees, adding to its charm and creating a picturesque setting that complements the historic nature of the converted Station Hotel building.









Trading Information

Trading Information will be released after formal viewing has taken place

Tenure

Scottish Equivalent of Freehold

Floor -1

Floor 0

Floor 1

Floor 2

Approximate total area⁽¹⁾
638.35 m²

Reduced headroom
3.8 m²

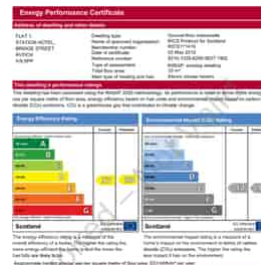
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.