



Sutherlands | Old Distillery Road | Kingussie | PH21 1EZ

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# Sutherlands, Old Distillery Road, Kingussie, PH21 1EZ

- Immaculately Presented Throughout
- Stunning Views Over Ruthven Barracks
- Enclosed Garden with Secure Parking
- 4,800 sq feet
- Double Garage
- Freehold
- Excellent Home for an Extended Family

## Summary

Sutherland's is a stunning bespoke property currently operating as a successful guest house, situated in Kingussie, at the heart of the Scottish Highlands. Boasting panoramic views, this luxurious accommodation features 5 well-appointed, en-suite letting rooms, and spacious owner's accommodation, set amidst the Cairngorm National Park. While the business trades well, attracting visitors, the property would also make an exceptional family home, with its unique charm and quality. Despite its tranquil setting, the guest house is easily accessible, allowing prospective owners to continue the operation or transition it into a private residence.

## 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. Unsurprisingly the area is particularly attractive with a great deal of outdoor pursuits easily accessible from the Hotel. Given the location, walking, cycling, photography, and snow sports are all popular activities. The locality is also well known for its wealth of wildlife with many rare birds and animals easily spotted nearby. The A9 and mainline railway station both mean the town is very easily accessible and Edinburgh can be reached by car in approximately 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. Also sitting on the whisky trail with 50 distilleries within an easy reach.





## The Business

The owners currently operate a very successful Guest House operation from the property. The business is available by separate negotiation.

## Property

Sutherland Guest House in Kingussie presents an exceptional opportunity for those seeking a spacious and versatile property suitable for multi-generational living and family life. Originally purpose-built as a family home in 2007, this impressive residence offers ample space and flexibility to accommodate various living arrangements. With its generous proportions and thoughtful design, it seamlessly caters to the needs of multiple generations under one roof, ensuring comfort and privacy for all.

The property's prime location in Kingussie is a significant advantage for families with children. The town boasts excellent educational facilities, including primary and secondary schools renowned for their academic excellence and nurturing environments. Additionally, Kingussie offers a wealth of recreational activities that cater to children of all ages, fostering their physical and social development. From vast open spaces for outdoor adventures to community centres and sports facilities, families can enjoy a rich array of opportunities to create cherished memories together.

Surrounded by the breath-taking scenery of the Cairngorms National Park, Sutherland Guest House provides a serene and picturesque setting for family life. The area's natural beauty offers endless opportunities for hiking, cycling, and exploring the great outdoors, instilling a love for nature and promoting an active lifestyle from an early age. Furthermore, the region's rich cultural heritage and vibrant community events ensure that families can immerse themselves in the local traditions and create lasting connections within the welcoming Kingussie community.

Sutherland's Guest house is a modern purpose-built property that has been designed to take full advantage of its location. At over 460 square metres this 5 letting room guest house allows guests to take full advantage of their luxurious surroundings, the property would also make a fantastic family home.

Entry to the property via the front door and into the main hall which wraps around the stairs leading to the first floor and stair leading to the lower ground floor. There is a natural flow to the property with double doors leading to the main guest lounge which is at the front of the building and benefits from a double vaulted ceiling and large south easterly facing windows. The adjacent guest dining room has a similar aspect with double doors again opening to the hall. There is one king sized guest room on this floor, Gynack, which has stunning southerly views and ensuite bathroom with walk in shower.

There is a very large and exceptionally well-equipped kitchen with central island and granite work tops. The kitchen has been adapted to include a professional gas range and grill. Opposite the kitchen is the utility room which provides a spacious and tranquil room to service the business.

The upper floor has another guest bedroom; Truim. This super king-sized room has its own dressing room and ensuite with bath. On the opposite side of the landing is the owner's accommodation which consists of private lounge, bedroom, dressing area and bathroom.

The lower ground floor has 2 further guest letting rooms. Spey is a simply stunning En-Suite bedroom that incorporates a large steam room, body shower, double bath, double wash basin and separate toilet, and Feshie which is beautifully furnished and incorporates a stunning large walk in shower and a separate bath area and dressing room. Also on the lower ground floor is a second stunning guest lounge which has been furnished in a contemporary style with modern sofas and chairs. Patio doors lead outside.

The spacious Doghouse is situated above the double garage in the drive. With a private access this bright airy room incorporates a sitting area and a large walk in shower room with toilet. Windows to the south and east give elevated views over the hills and the town. This accommodation would make a great 'granny flat' or apartment for a teenager.

## External

To the front of the property is a large, enclosed garden with patio, lawn and variety of shrubs, plants, and flowers. At the rear of the property is the car park with space for 6 cars. There is a double garage, car port and log store. The property is accessed via a shared private road.







**Price**

Offers over £675,000 for the heritable property.

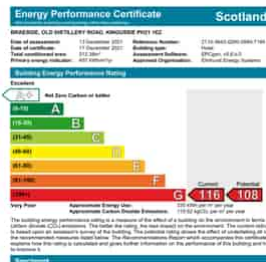


Approximate total area<sup>(1)</sup>  
486.62 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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