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McInnes House Hotel | Newtonmore Road | Kingussie | Highland | PH21 1HE

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McInnes House Hotel, Newtonmore Road, Kingussie, Highland, PH21 1HE

- 9 En Suite Letting Rooms
- 4 Self Catering Glamping Pods
- Newly refurbished
- Restaurant & Bar
- 80 Plus Covers
- Beer Garden
- Immaculate condition throughout
- Extensive plot
- Freehold
- Scottish Highlands Location

Summary

McInnes House Hotel is a popular and thriving nine-bedroom hotel, centrally located in the Scottish town of Kingussie within the scenic Scottish Highlands. The hotel is fully licenced and occupies an extensive plot with spectacular views of, Ruthven Barracks, Strathspey, and the Cairngorms. McInnes House Hotel is situated in the heart of the town just a few hundred meters from Kingussie golf club making it a popular choice with, golfers, walkers, tourists and locals. Surrounded by the most breath-taking Scottish scenery it's a fantastic location to hold intimate weddings, functions or hire for exclusive use.

Situation

Kingussie is situated in the heart of the Scottish Highlands within the Cairngorm National Park and next to the picturesque River Spey. Given the location the area is popular with outdoor enthusiasts and offers many outdoor activities close by such as, cycling, walking, golf, photography and winter sports to name only a few. The locality is also well known for its wealth of wildlife with many rare birds and animals easily spotted nearby. McInnes House Hotel is located in the centre of the town making it an ideal base for onward journeys to the North Coast 500, Orkney, or the West Coast. Primary and Secondary schools are located within 10 minutes' walk of McInnis House Hotel. The A9 and mainline railway station both mean the town is easily accessible and Edinburgh can be reached by car in approximately 2 hours whilst Inverness can be reached in under an hour. Inverness airport is only 48 miles away, with daily national and international flights. It is also sitting on the whisky trail with 50 distilleries within easy reach.





The Business

McInnes House Hotel is a traditional Victorian hotel which dates to 1890. The hotel is accessed from the front via the main reception area. On the ground floor there is a large restaurant/dining room currently set for 50 covers with stunning views out of the feature bay window and a cosy bar area offering an additional 30 covers. The current owners operate the restaurant and bar seasonally for evening meals only, giving the opportunity to increase revenue by offering extended opening hours. To the rear of the hotel is a large, fully equipped commercial kitchen. Newly refitted in the last few years the kitchen serves the bar and restaurant areas. On the ground floor you will also find modern ladies and gents WC's as well as a disabled WC, office and storage areas. On the first floor there are 5 en-suite letting rooms and an additional 4 en-suite letting rooms on the second floor. In addition there are 4 self-catering glamping pods located to the rear of the hotel, each pod sleeps 2 has en-suite and kitchenette facilities and private garden areas. Given the size of the plot and with the correct consents there is ample opportunity for the building to be extended or the opportunity to add additional letting rooms, for which there is a great demand. The current owners run advertising campaigns over various social media platforms as well as advertising on their own website and Visitscotland.com Visitcairngorms.com, Walkhighlands.org.

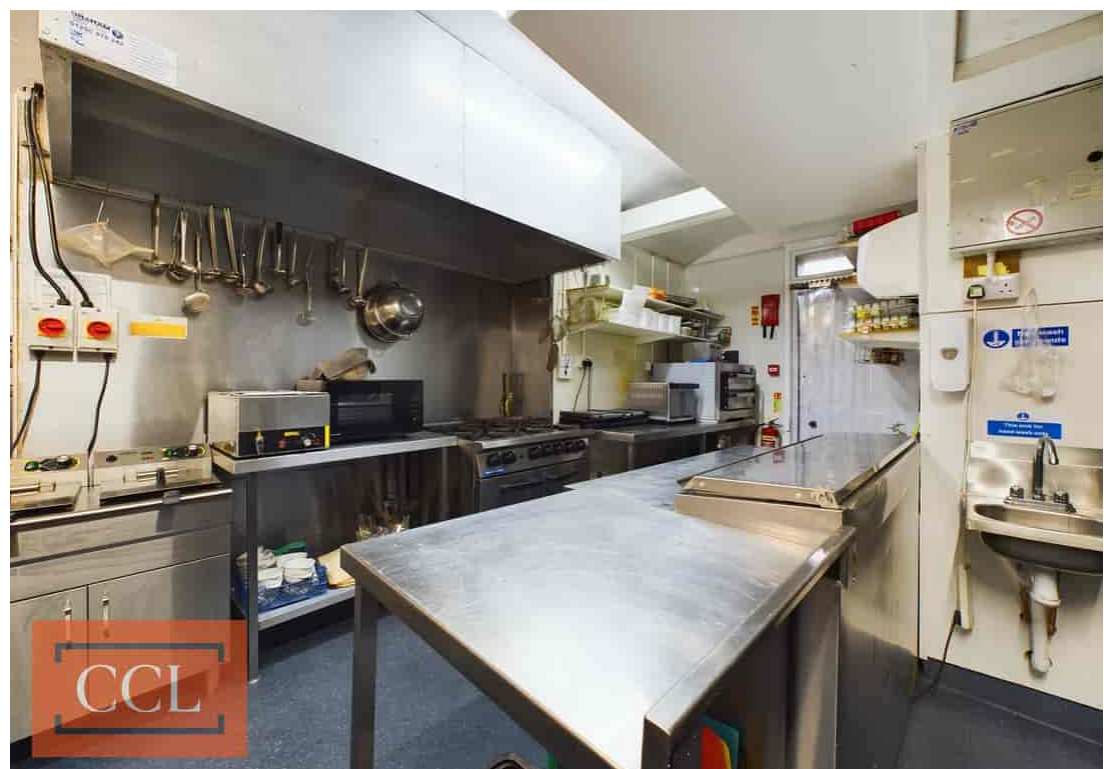
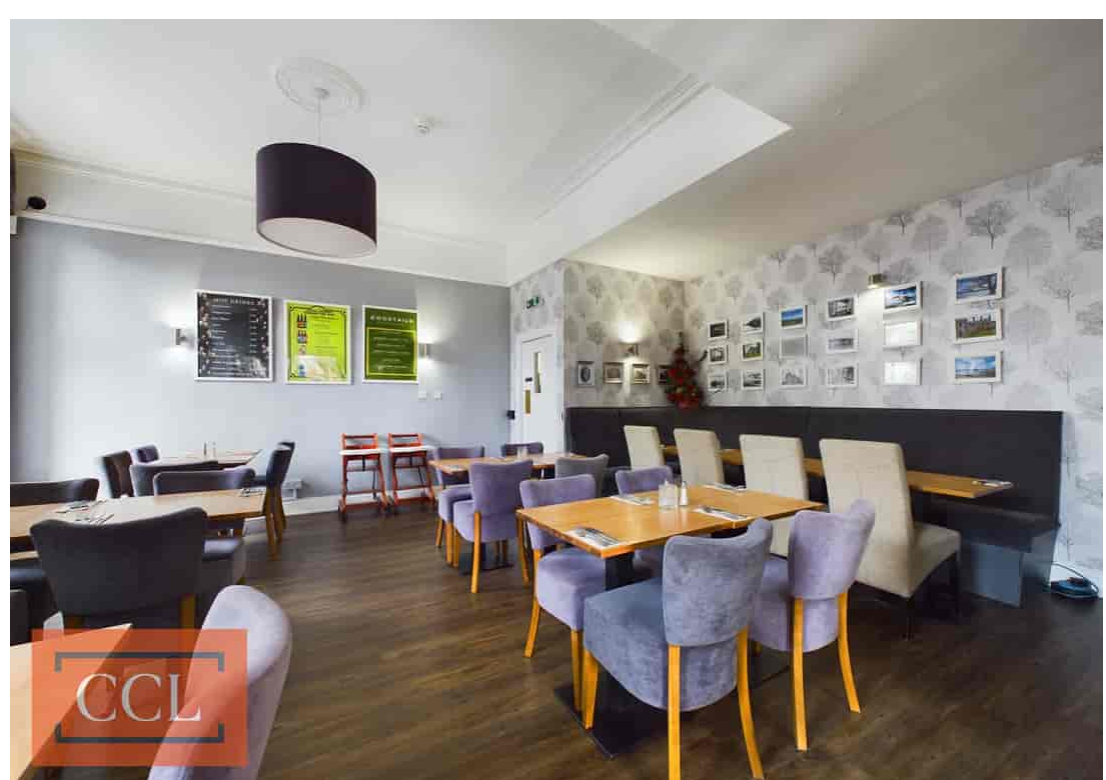


Property

External

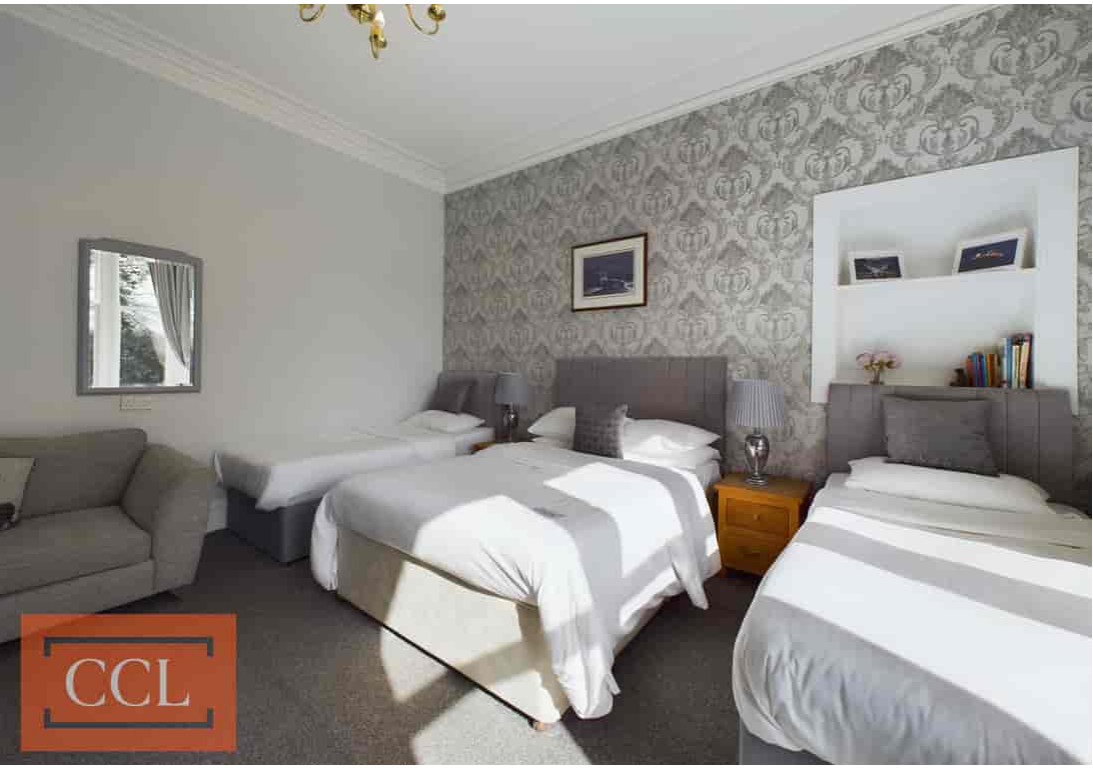
Externally the hotel sits on a generous plot, there is a large gravel car park with ample parking for around 20 cars to the side. At the front of the hotel there is a garden area currently used in the summer months as a beer garden offering the opportunity to provide a further 20 covers. There are four self-catering accommodation pods to the rear of the hotel with a private garden area.







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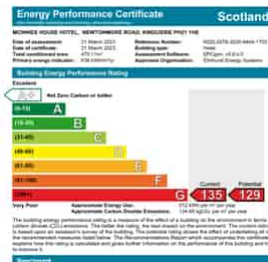
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<p style="text-align: center;">Floor 0</p>		<p>Approximate total area⁽¹⁾ 436.62 m²</p> <p>Reduced headroom 11 m²</p>
<p style="text-align: center;">Floor 1</p>		
<p style="text-align: center;">Floor 2</p>		
		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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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.