



Commercial

## THE AVONDALE GUEST HOUSE, KINGUSSIE, INVERNESS-SHIRE, PH21 1HF

Hotels  
Guesthouses  
Licensed  
Retail

A high quality and spacious 6-bedroom (5 en-suite) Edwardian Highland guest house in picturesque Kingussie

Easily run, profitable, "home and income" lifestyle opportunity within the Cairngorm National Park

Superb trading location on the popular A86 within an ever vibrant tourist town.

Includes owners accommodation all set amidst spacious grounds and beautifully maintained mature gardens.



The sale of Avondale Guest House represents an opportunity for self-employment combining a comfortable home and business with further development potential.

**Offers Over £430,000**

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790



## DESCRIPTION

The Avondale Guest House is a substantial and attractive Edwardian Scottish villa dating back to 1907. Prominently located on the outskirts of the town of Kingussie, this elegant stone built property is set in beautiful, mature gardens enjoying prime roadside frontage adjacent to the A86 (Newtonmore Road). Currently operated as a guest house, the property exudes character and charm, offering a warm and friendly welcome where comfort, service and quality feature highly. The present owner's have cared not only for their clientele but attended to the upgrading of the house and gardens, investing considerable time and finance, bringing the property onto the market in immaculate condition. Operating on a purely restricted bed and breakfast basis, the proprietors have chosen to operate their business to suit their leisurely lifestyle but have maintained trade at a profitable level. The excellent property, spacious owners accommodation and service areas, attractive guest facilities and established gardens come together to form this excellent, well established guest house opportunity.

The Avondale Guest House is situated within the town of Kingussie, highly convenient for guests wishing to walk to the excellent range of nearby shops, restaurants etc. Kingussie is well served with facilities and services for visitors and sits within the Cairngorm National Park. The region is served with excellent communication and commerce links. The A9 is the main arterial road from the south to Inverness and further onwards into the Highlands. Additionally, Kingussie benefits from having a mainline railway station, which adds to the influx of visitors. Moreover, Inverness

Airport is easily accessible for those travelling from further afield by air. All in all Kingussie is conveniently situated from a transportation perspective. The area is used as a central location for exploring the wider area and taking in its many attractions. The region is famous for its wondrous landscapes and outdoor activities based within the Cairngorm and Monadhliath Mountain ranges. Hill walking and water sports are popular in the summer season and the area benefits from ski provision, and snow and ice climbing in the winter. Other outdoor pursuits such as bird watching and fishing also draw a great many visitors to the area who take advantage of the abundance of wildlife in the Spey valley. For the dedicated golfer there is a number of good quality courses within the immediate area, the most famous being Boat of Garten GC. Castles and distilleries offer the more pedestrian tourist with places of culture and history to visit. Kingussie enjoys a most suitable geographic location as a base from which visitors can continue their odyssey of both the Highland and Grampian regions of Scotland.

The present owners bought Avondale in May 2006 and it has offered them an enjoyable, rewarding and successful lifestyle to date. Running the business to suit their preferred work-life balance has resulted in much repeat trade and the forging of many friendships with regular guests. This easily run business operates on purely a restricted bed and breakfast basis and its current level of activity allows the owners the opportunities to enjoy the benefits of living in such a beautiful part of the country. However, due to recent changes in family circumstances coupled with the desire to move to the south of England to be near to extended family, brings this excellent home and income opportunity onto the market. New owners could enjoy the established and relaxed profitable trading pattern as it stands or alternatively aim to further develop the business and exploit untapped potential through more aggressive marketing and possibly offering evening meals to further build turnover together with wine and spirit sales subject to licensing consents. The development of the property also offers further opportunities.

## THE PROPERTY

Of traditional construction the Avondale Guest House is a highly attractive, detached Edwardian villa, stone built under a slate roof. The annex has a pitched roof under felt. With an attractive walled



frontage, with parking for 5 guest cars and 4 owners' vehicles including spacious gardens, this property provides superb surroundings for guests and a good level of amenity for the owners. Decorated to an exceptional standard, the majority of walls and floors are double insulated to maintain privacy and provided energy cost savings. The property also has a fully functioning fire alarm system

### PUBLIC AREAS

Through mature gardens a gravel driveway leads to the beautiful arched entrance portico which protects the property's main entrance. The partially stained glass outer door opens into the spacious main reception hallway, which in turn leads to a further and larger reception area to the left. On the ground floor is a bright and commodious breakfasting room with 4 tables comfortably laid to seat 9. This room has beautiful ornate cornicing, an elegant ceiling rose centred within a high ceiling and deep skirtings, all reflective of the origins of this substantive property. The room has a open fire with an excellent surround and is decorated to a high standard; a feature which is evident throughout the property. Adjacent to the breakfasting room is the elegant lounge that is largely retained for use by the resident owners, providing a high level of comfort and space to relax. Stairs lead up from the reception hallway to 4 bedrooms; there are 3 for use by guests and one retained for owner's use. These are supplemented with 3 further

bedrooms located downstairs. In total there are 6 quality guest bedrooms.

### LETTING BEDROOMS

The Avondale Guest House currently has 6 letting bedrooms to sleep 12 guests (3 double and 3 twins). Five bedrooms benefit from modern en-suite facilities. Three such rooms are located on the ground floor, which provides access to facilities for less able guests. All rooms are very comfortable, have controllable central heating, colour television, radio alarm clocks, hairdryer, complimentary toiletries and tea/coffee hospitality trays. All rooms are delightfully furnished and attractively decorated to a high standard.

### PRIVATE ACCOMMODATION

The owner's currently make use of a standard room with private family bathroom facilities on the first floor. On the ground floor there is a smart lounge which is presented to a high standard and a substantial office; both are retained for personal use. The recently refurbished large kitchen / diner are a most attractive feature of this property with excellent storage and a 4-oven Aga cooker. The dining area presently has a 6-seater table. To the rear of the kitchen there is a substantial utility room which again provides excellent working space and storage and leads to the rear garden. To the side of the dining area is vestibule which has attractive floor tiles and a private bathroom off.





Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790



HSPC Ref No: 40060



### SERVICE AREAS

There is a separate boiler room accessed from the rear garden. The laundry and utility room is situated to the rear of the kitchen. A substantial linen store is situated on the first floor.

### GROUNDS

The Avondale Guest House is a substantial property and benefits from a prime roadside trading position. There is parking for up to 10 cars; ample for business needs and owners use. Attractive mature gardens surrounding the main building complement this prestigious property. In the rear garden area there are a number of storage facilities including a large workshop, a traditional wooden shed and a green house. The property also has a spacious garage. The workshop and garage are both fitted with lights and power sockets.

### DEVELOPMENT POTENTIAL

Within the present range of accommodation there is scope to add a conservatory to the rear of the property increasing amenity for both guests and owners alike; the foundations are set and the current owners will provide all planning information as part of the sale. There is also the opportunity to introduce the provision of evening meals together with a table licence subject to consents. These measures would significantly boost turnover beyond its presently successful level with limited associated capital outlay.

### SERVICES

Benefiting from mains electricity, water and drainage, LPG gas is used for the gas fire in the lounge only. The property boasts double glazing throughout. Oil fired central heating and boiler system provides a consistently high level of service. The building benefits from an integral fire alarm system.



Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.

### TRADE

The present trading pattern provides a most comfortable family home and a modest level of profitability. Full trading figures will be made available to interested parties subsequent to viewing.

### PRICE

Offers over £430,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

### FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

We have a large team of legal experts in-house and can act in all legal matters arising to include Conveyancing and Licence Transfers.

### DIRECTIONS

The Avondale Guest House is set on the main A86 Kingussie to Newtonmore Road on the southern edge of Kingussie. If travelling from Inverness leave the A9 on to the A86 sign posted Kingussie. Continue to travel through Kingussie passing through the centre, Avondale is on the left. From the south and Perth come off the A9 sign posted Newtonmore following directions to Kingussie on the A86. Avondale Guest House is on the right as you start to enter the Town. Avondale Guest House is opposite the Scot House Hotel. (Inverness 42 miles, Elgin 60 miles).

### WEBSITE

[www.avondalehouse.com](http://www.avondalehouse.com)

### VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial

York House

20 Church Street

Inverness IV1 1ED

Tel: 0845 4500790

Fax: 01463 711083

E-mail: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

### OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date.