



## BRAEBURN GUEST HOUSE, BADABRIE, FORT WILLIAM, PH33 7LX

Immaculate Highland Guest House with commanding views to Fort William and over the Loch Linnhe.

Excellent trading locality benefiting from year-round trading with stable turnover

Easily run, highly profitable, "home and income" lifestyle opportunity

Five superior en-suite letting bedrooms within a superbly presented and exceptionally spacious property

Includes top-quality separate owner's accommodation all set amidst beautiful and expansive mature gardens.



The sale of the business represents a great self employment "lifestyle" opportunity - to acquire and run this successful and profitable guest house which incorporates spacious owner's accommodation and further development opportunities.

**Offers Over £465,000**



Commercial

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## DESCRIPTION

Braeburn Guest House is a most substantial and attractive modern villa beautifully situated with its own extensive grounds with sweeping panoramic views towards Fort William and the Nevis mountain range including Loch Linnhe. Located approximately 3 miles from Fort William, this excellent 4-star Visit Scotland guesthouse is easily accessible and has generous parking and abundant outdoor space for guests to enjoy the natural beauty on show. This superior property offers a warm and friendly welcome where comfort and quality feature highly and is set in a peaceful and quiet location with panoramic landscape views from the public rooms. Over recent years the present owners have cared not only for their clientele but also for the house and gardens, bringing the property onto the market in immaculate condition. Trade is buoyant and the business operates very profitably on purely a restricted bed and breakfast basis. Being close to Fort William with its excellent range of shops, catering establishments, facilities for visitors and services for the local populace, the business is ideally located to support guests and owners alike. Moreover, the business is highly convenient for guests wishing to walk to a variety of good-quality local hotels and bars. This excellent property, spacious owner's accommodation, smart guest facilities and strong trading figures come together to form a well established guest house opportunity.

Fort William is renowned as a centre of tourism and is widely recognised as the "Outdoor Capital of the UK". With its spectacular and challenging mountains, freshwater lochs and deep-sea lochs, the area presents some of Scotland's most spectacular geographical scenery and with an abundance of bird and wildlife. The region attracts mountaineers of all aptitudes and the Braeburn Guest House is perfectly located for adventurers to undertake a broad range of mountains / hills, be they technical climbers or the more sedate walkers. In more recent times mountain biking has become an increasingly popular pastime with many organised events being held in the region. A wide array of water sports are also readily available locally including fishing, sailing and cruising. Within this rural area field sports are a way of life and draw many to the locality to participate. During the winter months skiing and ice-climbing are available for winter sports enthusiasts, making Braeburn a truly year-round operation providing a good level of income and quality of life. Fort William enjoys a most suitable geographic location as a base from which visitors can continue their odyssey of the west coast of Scotland.



The present owners bought the business in 2003 and it has provided them with an enjoyable, rewarding and wholesome lifestyle to date. The business operates on a high level of service provision to suit the trading preferences of the owners. Indeed, they do not take children under the age of 10 which has encouraged a particular market segment who avail themselves of this quality establishment. This operating policy has resulted in much repeat trade and the forging of many acquaintances with regular visitors. This easy-to-operate business presently provides a bed and breakfast facility only but could easily provide additional services such as evening meals, if new owners desired to expand the scope of their trading activity. It is the present owners' planned relocation that brings this outstanding home and business proposition onto the market..

### THE PROPERTY

Of modern construction built in the early 1970s, Braeburn Guest House is a highly attractive, detached villa. The building is extensive, covering a large footprint and the policies consist of an immense area of landscaped gardens with an area of naturally growing flora. The building is set over 2 main floors with a mezzanine floor.

### PUBLIC AREAS

Entering the subjects from a tarmac driveway which leads down to an ample car park, entry to the subjects is via a tiled covered area which protects the property's main entrance. The glazed door opens into the spacious main reception hallway. To the left is the bright and commodious guest lounge area set to soft seating with an adjoining dining area which may be used by guests on an informal basis. With a gas stove and double patio doors, with panoramic views across to the Nevis mountain range, this bright and elegant room provides a level of comfort not normally experienced in a bed and breakfast business. This area sets the scene for the rest of the property in its style and elegance of presentation. The warming gas fire, double glazing and modern down-lights are a good example of modern day comforts merging seamlessly with the character and charm within this new property. From the main and expansive hallway the breakfast room can be accessed up a half-flight of stairs, onto a mezzanine level, and is laid to five tables with the customary high level of decor. From this reception hallway two guest bedrooms can be accessed, with a further 3 rooms on the first floor.



### SERVICE AREAS

The business benefits from a spacious 'L' shaped area which provides a combined service kitchen, breakfast bar, lounge area and an office space. The food preparation area has a modern electric hob and oven plus an industrial standard electric grill. With quality and ample storage cupboards, this area could easily cope with an increased catering function than presently undertaken. The breakfast area seats 4 and is furnished with stools. The lounge area is set with soft seating providing a high degree of comfort whilst waiting to serve on guests. The area set aside for the business computer is used for the preparing of bills etc and also has a sturdy safe. A cloakroom for owners use and a laundry room are set off the main kitchen area including a supplementary utility storage cupboard. On the first floor is a linen store and access to an attic which affords a large storage area for supplementary business items.

### LETTING BEDROOMS

The guesthouse has superior 5 letting bedrooms to sleep 13 guests (1 family, 1 triple, 2 double and 1 twin). All bedrooms benefit from modern and immaculately maintained en-suite facilities. These rooms are all most comfortable, attractively furnished, have individually controlled central heating, colour television, hairdryer and tea/coffee hospitality trays. All rooms have an excellent amount of amenity space providing a high level of comfort. The views from the rooms are spectacular and add a true sense of well-being to the overall ambience of the business. The house is WiFi enabled.





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### PRIVATE ACCOMMODATION

The self-contained spacious owner's accommodation is a tremendous feature of the business. On the ground floor there is a smart kitchen with a built-in cooker and modern fittings. There are also two double bedrooms which are decorated to a good standard with a family bathroom. On the first floor there is a spacious lounge which benefits from the exceptional views previously mentioned. This private accommodation has its own access.

### GROUNDS

Braeburn Guest House is a substantial property and benefits from a roadside trading location. There is parking for approximately 6 cars; ample for business needs. The business benefits from a large terraced and a grassed area both of which present stunning views of spectacular picturesque scenery. Attractive mature gardens and extensive grounds complement this prestigious property. A garden shed sits to the rear of the building for general use.

### DEVELOPMENT POTENTIAL

There is the opportunity to introduce the provision of evening meals and possibly the provision of liquor sales licence subject to consents. These measures would significantly boost turnover beyond its presently successful level with limited associated capital outlay. However, the grounds are such that it may be possible to develop these further.

### SERVICES

The property benefits from mains electricity, water and drainage. Braeburn has double glazing throughout and separate oil fired central heating in both the owner's accommodation and the trading aspects of the property. The building also has an integral fire alarm system.

### TRADE

The present trading pattern maintains below the VAT threshold which presently stands at circa £45,000. In addition to a most comfortable family home the business generates a healthy level of profitability. Full figures will be made available to interested parties subsequent to viewing.

### PRICE

Offers over £465,000 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

Braeburn Guest House is set just off the A830 which can be located from the A82 north of Fort William. Turning on to the A830 travel about 1 mile to the Caledonian Canal bridge, crossing the bridge Badabrie is the second turning on the right and Braeburn is signed posted and located at the top of the hill.

### WEBSITE

[www.braeburnfortwilliam.co.uk](http://www.braeburnfortwilliam.co.uk)

### 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.



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.