

# LUNDIE VIEW BED & BREAKFAST, ABERCHALDER, INVERGARRY.



## GUIDE PRICE

**£499,000**

**(£26,000 BELOW VALUATION)**

## SUPERB BED & BREAKFAST

Fully functional business with immediate income potential

Set in approx 0.6 acres surrounded by croft and woodland

Independent owners accommodation

Six bedrooms, all en-suite (Four letting rooms)

Many recent upgrades that include a new roof and new en-suites

Beautifully presented and in immaculate condition

LPG Gas / Double Glazing

Energy Performance Rating E-47

Tenure is Freehold

Small business discount with 0 rates for letting rooms

Fire Safety Compliant

Detached garage / store area / ample parking / decking and lawned garden

Accounts are only available after a successful viewing has taken



**MCINTYRE & COMPANY**

**SOLICITORS & ESTATE AGENTS**

An outstanding opportunity to purchase this thriving and highly successful bed & breakfast. Situated in a generous woodland setting between Fort William and the City of Inverness.

## DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring Lundie View to the market.

Lundie View is a superb bed & breakfast business that perfectly meets the needs of the growing local tourism market. Tourism is one of the biggest contributors to our local economy. Operating a successful bed & breakfast with the added bonus of independent owners accommodation can provide a highly desirable and profitable income. This is an outstanding business opportunity with the current owners Alan & Sharon establishing an excellent reputation with repeat visitors, great reviews and a high/full occupancy level during the holiday season.

This predominantly stone built former crofting cottage sits in approximately 0.6 acres was originally built around the 1850s and was extended around the 1970s. More recent enhancements to the property include a new roof, replacement En-Suites for the letting rooms, new electrics and double glazing and an all round freshen up of the décor.

The owners accommodation benefits from a large open-plan kitchen-diner-snug that has a sleek and modern fitted kitchen complete with integrated appliances and a breakfast bar. For the more formal occasions there is a private lounge-diner to the rear that can be accessed from the snug and hallway. The Two en-suite bedrooms are spacious with the master bedroom also boasting a walk in dressing area.

The letting accommodation is easily accessed yet can be separated completely from the owners accommodation. Each of the four letting rooms are spacious and beautifully presented with added comforts that include TV points and USB ports.

Although this is a modern bed & breakfast it still retains some of the original character and charm of the former crofting cottage. It boasts spacious living accommodation all in immaculate, walk in condition and with neutral décor throughout and provides a lovely, clean and contemporary home from home experience.

## LOCATION/AMENITIES

Located in the peaceful hamlet of Aberchalder, near the village of Invergarry, this property enjoys a truly enviable position at the heart of the Scottish Highlands. Surrounded by dramatic natural beauty, Aberchalder offers a rare combination of rural tranquillity and convenient access to key routes and outdoor attractions.

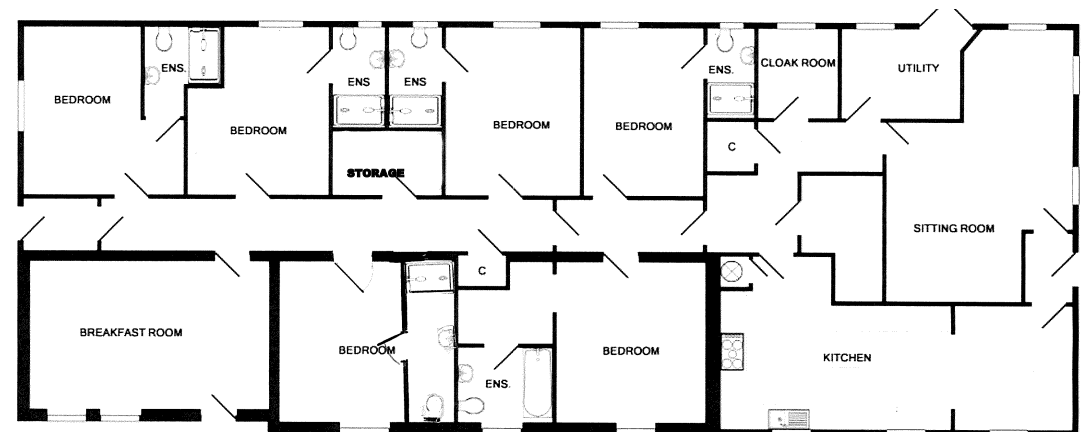
Set against a backdrop of rolling hills, ancient forests, and open moorland, Just a short drive away, Loch Oich, Loch Ness, and the Great Glen Way offer world-class walking, cycling, and water-based activities. Meanwhile, the Caledonian Canal runs through nearby Fort Augustus — a popular stop with quaint shops, pubs, and cafés.

Despite its remote feel, the location is well connected. Fort William is around 40 minutes away, and Inverness, with its airport and city amenities, is just over an hour's drive.

### Accommodation:

**Owners:** Entrance hallway, open-plan kitchen-diner-snug, formal lounge-diner, office, utility, two en-suite bedrooms.

**Guests:** Dining room and Four en-suite bedrooms



### DIRECTIONS Lundie View, Aberchalder, Invergarry, PH35 4HN

From Fort William head North on the A82, passing Letterfinlay and crossing over Laggan Swing Bridge. Continue on the A82 and Lundie View is just past the Jaggy Thistle Coffee shop on the left. Parking for visitors is to the back of the property.

## LETING ROOMS

### Entrance Porch 1.62m x 1.32m / Inner Hallway 6.04m x 3.34m

Galley style hallway provides access to all four bedrooms and the breakfast room. The original crofting cottage stone wall has been left exposed and are accentuated by the modern wall lighting. Quality fitted carpet flooring.



### Breakfast Room 5.99m x 3.31m

Spacious and bright room with lovely open views. Wood effect vinyl flooring and access to the garden grounds.

### Bedroom 1 4.07m x 3.02m

Spacious double room fitted with quality carpet flooring, TV point and charging points. Seating area. Radiator.



### En-suite 1.77m x 1.73m

Large walk in shower cubicle with partially tiled walls and tiled flooring. W.C, wash hand basin with a vanity cupboard below. Heated towel rails.

### Bedroom 2 4.35m x 3.81m

Rear facing very spacious double room with quality fitted carpet flooring, seating area and enjoys an attractive outlook.



### En-suite 2 1.2m x 1.29m

W.C, large shower with wet wall surround, wash hand basin and a vanity unit below, vinyl flooring, heated towel rail and extractor.

## LETTING ROOMS CONT'D

### Bedroom 3 3.81m x 3.54m

Spacious rear facing twin room with a seating area. Quality fitted carpet flooring.

### En-suite 3 2.10m x 1.29m

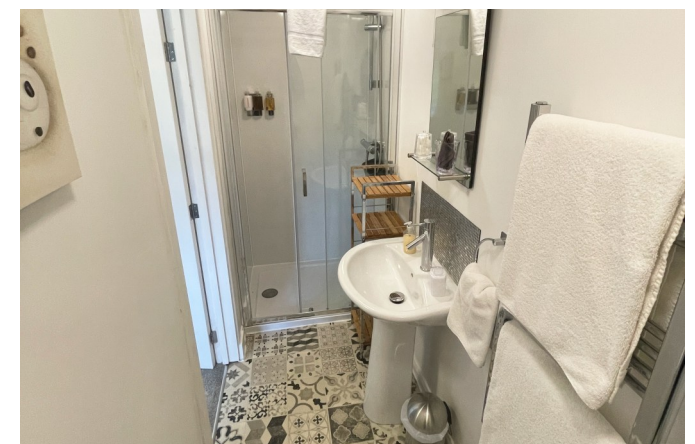
Shower cubical with wet wall finish, W.C, Wash hand basin, vinyl flooring and extractor.

### Bedroom 4 3.34m x 3.08m

Spacious front facing double room that provides a lovely outlook towards mountain hills from the seating area. Quality fitted carpet floorings,

### En-suite 4 3.28m x .99m

Shower cubical, wash hand basin, W.C, heated towel rail, vinyl flooring and extractor.



**Owner Accommodation with private entry comprises  
open-plan style kitchen-diner-snug**

**Kitchen-Diner areas 5.57m x 4.44m / Snug area 3.0m x 3.12m**

A sleek modern fitted kitchen with integrated appliances. Picture windows provide a lovely open aspect with mountain and hillside views. There is a variety of wall, drawer and base units to include some full height cabinets, a breakfast bar, tiled walls and tiled flooring.

Adjacent to the dining area is a snug that has French Doors that leads to the owners private decking and garden.



**Formal Lounge-Diner**

**Lounge area 3.04m x 2.10m Dining area 4.69m x 4.56m**

Beautifully spacious room with dual windows, feature woodburning stove with extractor chimney, spotlights and laminate flooring.



**Utility/Laundry room 2.57m x 2.05m**

Plumbing, power sockets, storage and worktops.

**Office 1.90m x 1.82m**

Rear facing room with laminate flooring.

Within the private accommodation there are two large storage cupboards located in the hallway.



Cont'd

## Owner Accommodation Cont'd

### Bedroom 1 3.82m x 3.61m

Spacious front facing room with lovely views towards hillside and mountain scenery. Quality fitted carpet flooring, radiator.

### Dressing area 2.29m x 1.87m

Walk in dressing area with fitted wardrobes, dressing table and carpet flooring.

### En-suite 2.41m x 1.17m

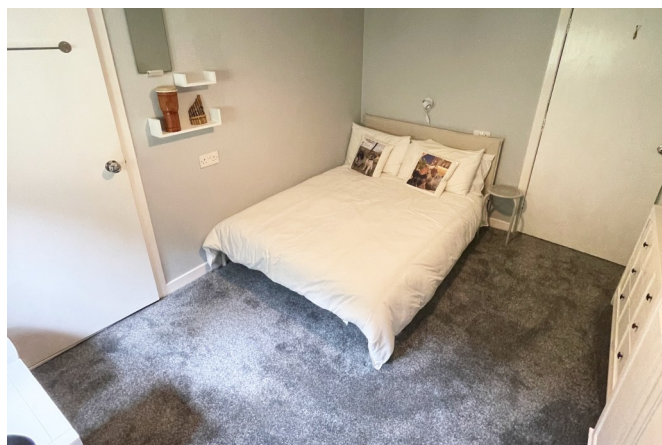
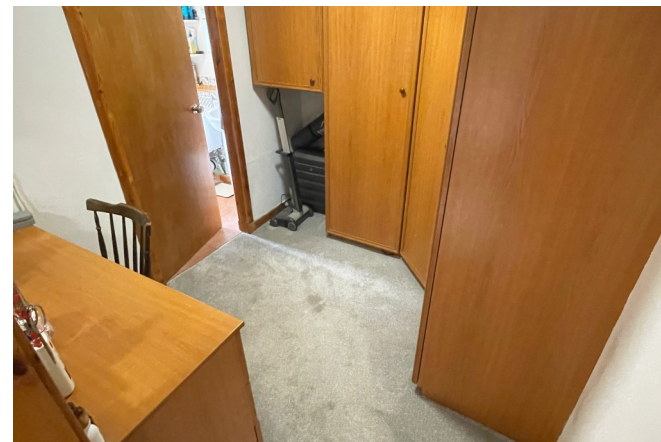
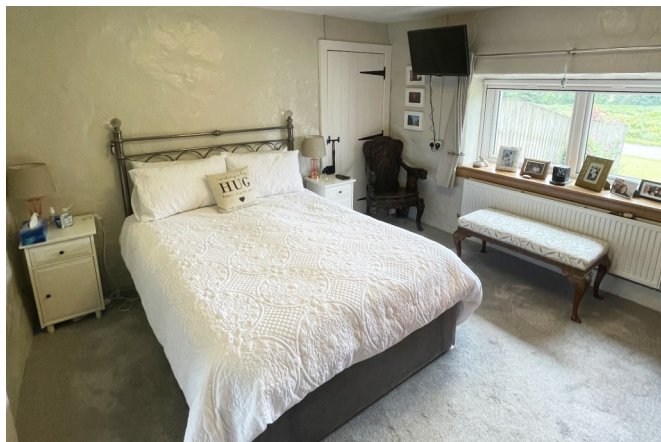
Shower with partially tiled walls and floor, heated towel rail, wash hand basin, W.C.

### Bedroom 2 3.81m x 2.95m

Rear facing double room with carpet flooring.

### Wet Room 2.09m x 1.10m

Shower, W.C, wash hand basin and heated towel rail.





## EXTERNALLY

This well maintained garden offers a perfect blend of privacy for the owners and outside space for guests. The rear outdoor space features a raised deck and seating surrounded by an abundance of wildlife, woodland trees and mountain scenery. Beyond the gravelled parking is a neatly kept lawn that sweeps around the front of the property where there is a relatively low maintenance lawned garden that provides lovely hillside view towards the Great Glen and surrounding lush greenery.

To the rear is parking for several vehicles, a large storage shed, a garage, a woodstore and a small seating area. designated for smokers.

## Owners private garden

Fully fenced with raised wooden deck that leads to French doors, adding both function and style while providing easy indoor-outdoor flow. Bordering the area is a combination of potted plants, flowering shrubs, a large gravel seating area as well as a neatly kept lawn. There are three points of access to the private garden with gated access to either end.

## MISCELLANEOUS

### SERVICES:

The property benefits from private water and mains electric. A private septic tank is situated in nearby grounds and is for the use of Lundie View only.

### ENERGY PERFORMANCE RATING E:47

TENURE: FREEHOLD

### TITLE DEED

The property has a title deed number of INV8619

### ACCOUNTS:

Full accounting information will be made available to seriously interested parties subsequent to a successful viewing.

### PRICE:

A guide price of £499,000 is sought for the heritable property and its land, complete with goodwill, business content and any onward bookings.

### RATES:

Currently 0 charge for B&B - small business discounted.

Owners Accommodation is band B

Furniture from the 4 lettings rooms and breakfast room are included in the sale price.

Other furniture within the property may be available for separate negotiation.

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