

# Forest View Guesthouse

24 WADES ROAD, KINLOCHLEVEN, PH50 4QX



CHARMING AND WELL-ESTABLISHED  
FAMILY-RUN GUESTHOUSE



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Forest View Guesthouse is a charming and well-established family-run guesthouse located in the picturesque village of Kinlochleven, at the heart of the Scottish Highlands. Occupying an enviable position on the route of the world-renowned West Highland Way, which passes directly in front of the property, the business benefits from a consistent flow of walkers, outdoor enthusiasts and visitors throughout the year.

Set within a secluded and historic Highland village at the head of the spectacular Loch Leven, the property enjoys breathtaking surroundings, framed by the dramatic mountains of Glencoe, the magnificent Mamores Range and the River Leven. With access to ten Munros directly from the doorstep, the guesthouse is ideally positioned to attract walkers, climbers, photographers and nature lovers seeking to explore some of Scotland's most iconic landscapes.

# THE PROPERTY

The property has recently undergone a programme of thoughtful modernisation, with an emphasis on premium-quality, natural materials throughout. Hardwood flooring has been installed in both lounges and two of the guest bedrooms, while the remaining bedrooms and accommodation areas benefit from newly fitted 100% wool carpets, creating a warm, luxurious and welcoming environment for guests while ensuring the property is presented to an exceptional standard. The guesthouse provides comfortable and inviting accommodation comprising four principal guest bedrooms, each individually decorated and enjoying attractive mountain views. Designed to offer a relaxing retreat after a day spent exploring the Highlands, the rooms are complemented by excellent guest facilities, including a spacious communal lounge and dining area featuring a charming log-burning stove.



# THE PROPERTY

A particularly appealing feature of the property is the second lounge, which offers valuable additional flexibility and scope for the business. This versatile space can serve as a dedicated guest relaxation area, reading room, games room, private group lounge or social space for walkers and touring groups. The additional reception room enhances the guest experience and provides opportunities for future business development, helping the property stand apart from many competing guesthouses in the area. In addition to the principal guest accommodation, the property also benefits from a substantial attic room currently utilised by the owners. This versatile space offers excellent ancillary accommodation and flexibility for a variety of uses, including owners' accommodation, staff quarters, hobby space, home office or additional guest-related purposes, subject to any necessary consents and compliance requirements.







# THE PROPERTY

Each bedroom is equipped with quality furnishings and modern amenities, including tea and coffee making facilities, television, Wi-Fi access, hairdryer and complimentary toiletries. High-quality linen and towels are provided throughout. Guests also enjoy access to a selection of books, DVDs and board games, further enhancing the property's welcoming and homely atmosphere.













# THE EXTERIOR

Forest View Guesthouse is currently configured to accommodate up to eight guests and offers flexibility for both individual room bookings and exclusive-use group stays. The property is presented in genuine walk-in condition, allowing a purchaser to continue trading immediately without the need for further investment. The business benefits from strong, long-established relationships with a number of leading accommodation agencies and tour operators, developed over many years of successful trading. These valuable partnerships provide a reliable source of repeat custom and forward bookings, creating a solid platform for continued success. Significantly, agencies have already begun making enquiries regarding rates and availability for the 2027 season, underlining the ongoing demand for the business and the strength of its reputation within the market. appeal, recent investment, walk-in condition and significant future potential, Forest View Guesthouse represents an outstanding lifestyle and business opportunity within the Scottish Highlands.



# THE EXTERIOR

Ideally situated approximately midway between Glencoe and Fort William, the guesthouse offers convenient access to Ben Nevis, Glencoe and numerous other Highland attractions, making it an exceptional base from which to explore the surrounding area.

This is a rare opportunity to acquire a highly attractive and established hospitality business in one of Scotland's most sought-after outdoor destinations. Combining a prime trading location, strong existing goodwill, established agency relationships, excellent tourism appeal, recent investment, walk-in condition and significant future potential, Forest View Guesthouse represents an outstanding lifestyle and business opportunity within the Scottish Highlands.





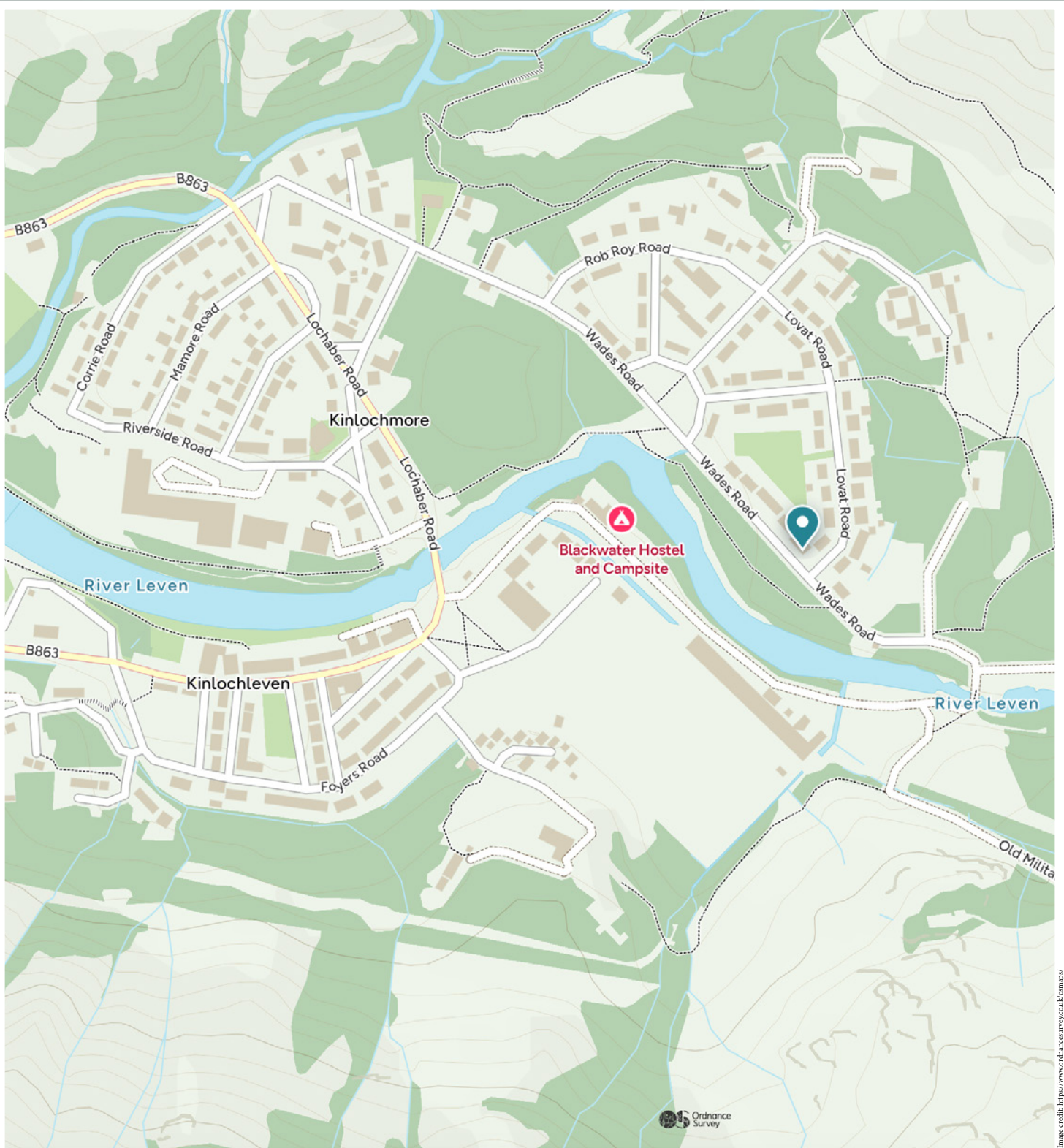
# THE LOCATION

Kinlochleven is a picturesque Highland village situated at the head of Loch Leven, surrounded by some of Scotland's most dramatic and celebrated mountain scenery. Nestled between the iconic landscapes of Glencoe and Fort William, the village enjoys a unique setting that attracts visitors from across the UK and around the world throughout the year.

Renowned as a key staging point on the world-famous West Highland Way, Kinlochleven benefits from a strong and consistent tourism market, welcoming walkers, climbers, cyclists, photographers and outdoor enthusiasts seeking to explore the surrounding Highlands. The village is also a gateway to the spectacular Mamores mountain range, with numerous Munros and walking routes accessible directly from the village itself. Despite its tranquil setting, Kinlochleven offers a range of local amenities including shops, cafés, restaurants, accommodation providers and outdoor activity facilities. The village's rich industrial heritage, stunning waterfront location and thriving outdoor recreation scene combine to create a vibrant and welcoming community.



Fort William, known as the Outdoor Capital of the UK and home to Ben Nevis, lies approximately 22 miles to the north, while the world-renowned scenery of Glencoe is just a short drive away. The area provides year-round opportunities for walking, climbing, mountain biking, watersports, wildlife watching and winter sports, ensuring a diverse and enduring visitor appeal. With its exceptional natural beauty, strong tourism economy and strategic location within one of Scotland's most visited outdoor destinations, Kinlochleven represents an attractive setting for hospitality, tourism and leisure businesses.



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