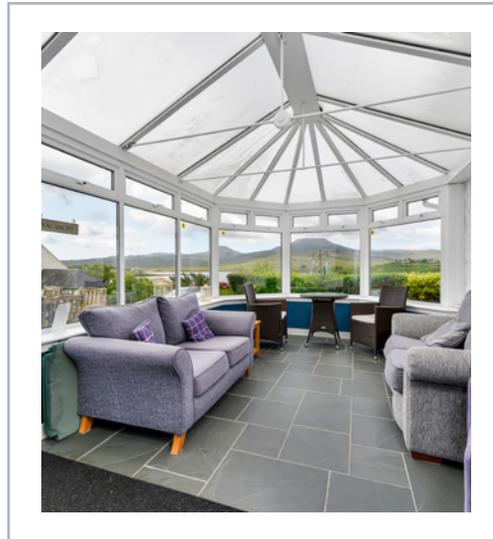
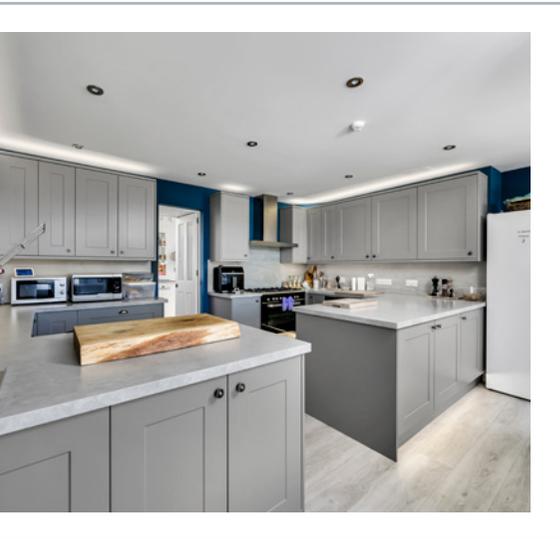


The Tables Guest House



DUNVEGAN, ISLE OF SKYE, IV55 8WA





The Guest House

McEwan Fraser Legal is delighted to present to the market The Tables Guest House, Isle of Skye. Situated in the north west of Skye and central to the village of Dunvegan, with a spectacular view across Loch Dunvegan to MacLeod's Tables. This stunning 5-bedroom guest house offers an excellent lifestyle business with 5 letting rooms and owners' accommodation. The business already enjoys an exemplary reputation for hospitality and strong repeat business with a 4.7 out of 5 rating on Google reviews, 9.8 on Expedia reviews 9.6 on Booking.com reviews out of 10 the potential for growth remains as the current owners choose only to trade for 7 months of the year to stay just under the VAT threshold.







The Guest House

Access to the property is at the front of the building through the conservatory and into the welcoming reception area which in turn gives access to the guest house kitchen, renovated in 2021, which is well equipped with everything required to service the covers within the dining area. The ground floor office and laundry, lounge and the guest dining area and stairs to the first floor can also be found at ground level.





“...the guest house kitchen, renovated in 2021, which is well equipped with everything required to service the covers within the dining area...”



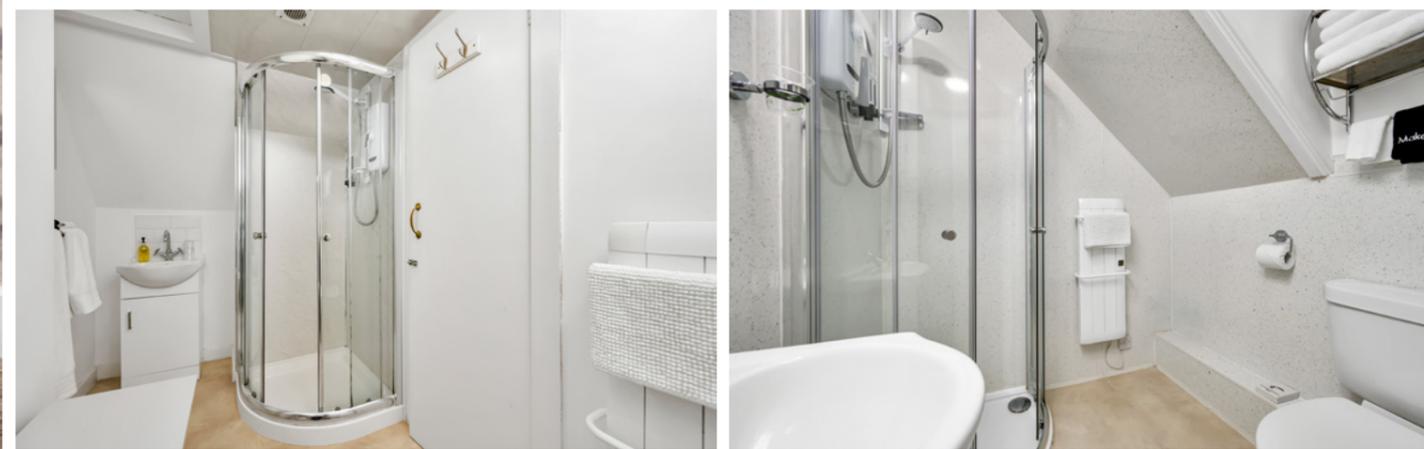




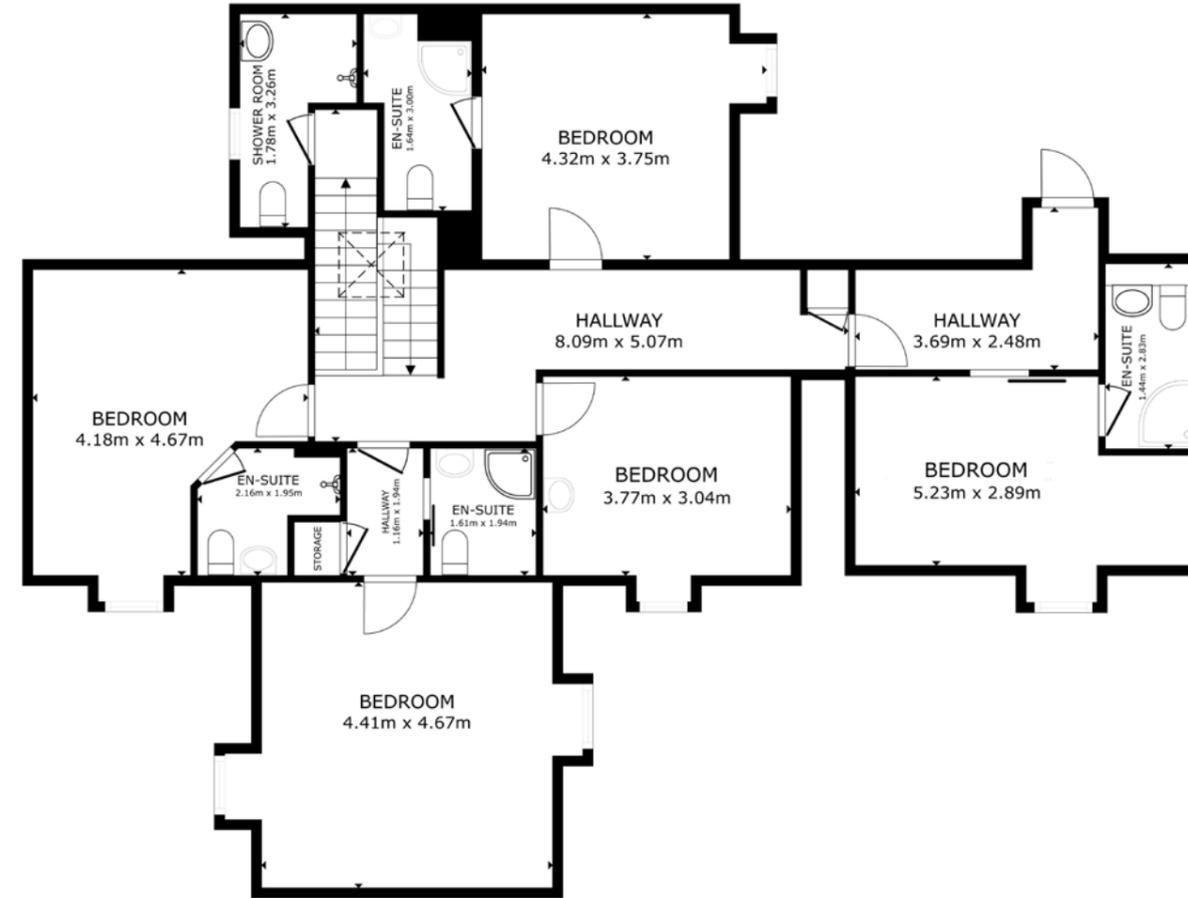
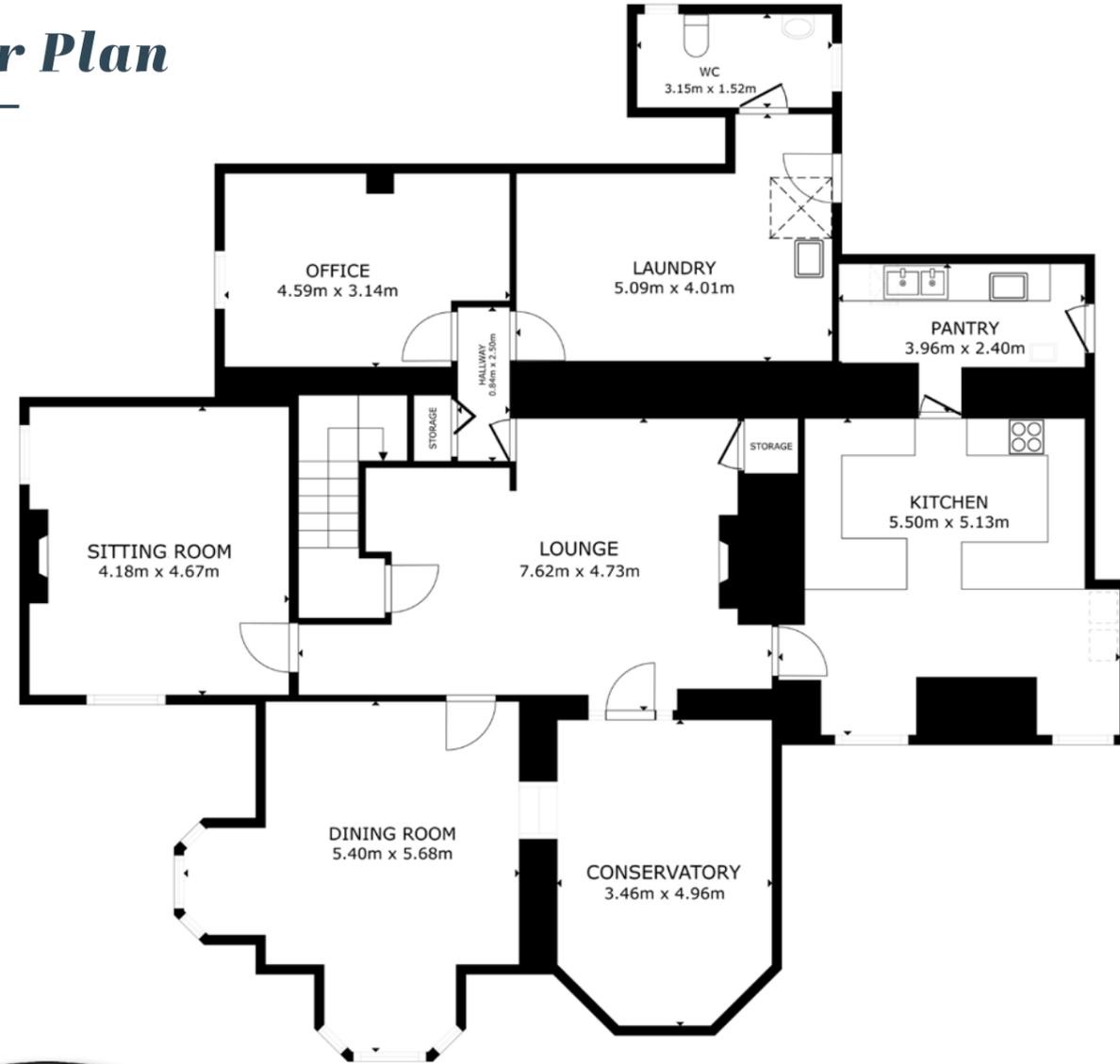
The Guest House

On the first floor, you will find five beautifully presented and well-equipped letting bedrooms, four of which have an en-suite and one with a separate, private bathroom with shower, WC and wash hand basin. The room also has a wash hand basin within it. The rooms are spacious in size and have everything necessary to provide a comfortable guest experience.





Floor Plan



Tenure - Freehold

Services - Mains electricity, water, and drainage. Central heating and hot water are provided via an LPG central heating system with a hot water tank. Wi-fi throughout.

Accounts - Will be provided following a formal viewing appointment.





Owners' Accommodation

The owners' accommodation is situated within the adjacent outbuilding. It comprises a comfortable lounge and a double bedroom with shower en-suite. The ground floor of the outbuilding divided into two areas each with separate access comprises storage and an en-suite bedroom.





The Exterior

Externally, the property occupies a large plot to the rear of the building is a private garden area with a decking area for relaxing in the evening, and a gravelled area utilised as a clothes drying area. Lawn Areas surround the property to the front and side of the property. Private parking is located within a designated area opposite the guest house, and forms part of the property title.

Overall, The Tables Guest House offers an opportunity to run a prosperous business in one of the most popular Scottish Island's. Offering the new owner a strong annual profit but leaving massive potential for growth. A turn-key investment and excellent lifestyle business opportunity.







The Location

Nestled on the rugged northwestern coast of the Isle of Skye, Dunvegan is a picturesque village steeped in history, natural beauty, and Highland charm. Overlooking the tranquil waters of Loch Dunvegan, the village is best known as the home of Dunvegan Castle—the ancestral seat of the Clan MacLeod for over 800 years and one of Scotland’s most iconic historic landmarks. Surrounded by sweeping moorlands, ancient woodland, and dramatic coastal scenery, Dunvegan offers a peaceful retreat for nature lovers and adventurers alike.



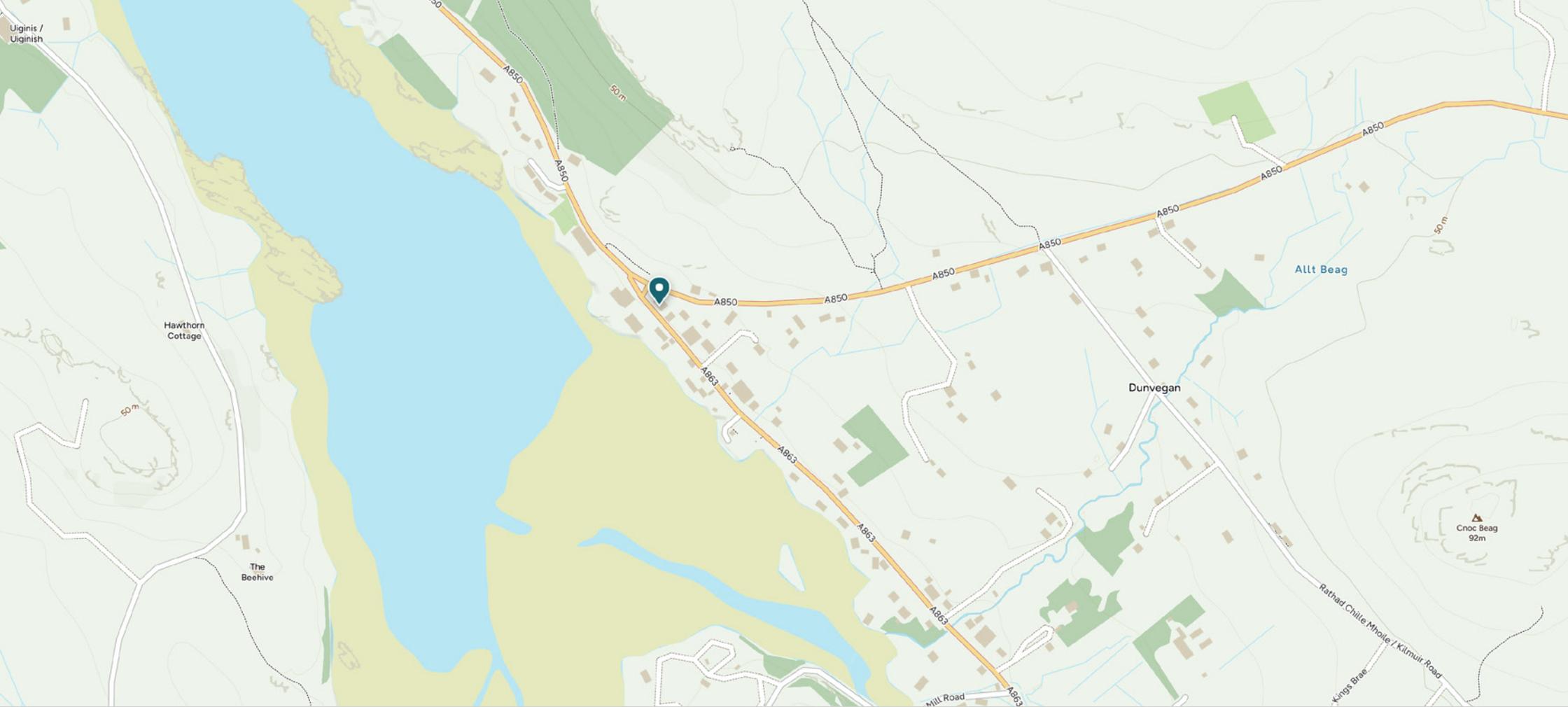




The Location

The area is a haven for wildlife, with frequent sightings of seals, eagles, and deer, and offers easy access to some of Skye's most breathtaking landscapes, including Neist Point, Coral Beach, and the Cuillin mountains. Though small and quiet, the village provides essential amenities including local shops, cosy cafés, and traditional inns. Whether you're exploring heritage sites, setting off on coastal walks, or simply soaking in the stillness of Skye, Dunvegan invites you to experience the magic and mystery of the Highlands at a gentler pace.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
CONNIE NUGENT
 Surveyor



Layout graphics and design
ALAN SUTHERLAND
 Designer



@mflcommercial



@mcewanfraserlegalcommercial



@mcewanfraserlegalcommercial