



THE LODGE

Station Road, Dalwhinnie, Inverness-shire, PH19 1AB



*McEwan
Fraser Legal
is delighted
to present to
the market
The Lodge,
which is a
popular bar
and bistro
situated in
the village of
Dalwhinnie
in the Scottish
Highlands.*



The Lodge has a real warm atmosphere thanks to the current owners who run the business from April to November. The bar and bistro has a varied customer base welcoming both locals and visitors to the area. There is a large car park to the side of the property which is a popular stopover for motorhome owners, parking up to enjoy a meal and a few drinks en route to NC500. The Lodge offers massive potential for growth given the fact Dalwhinnie distillery which is the highest distillery in Scotland is located next door to the property and is open all year round providing the opportunity for the new owners to increase revenue by opening all year. With the correct consents, the car park to the side would make a fantastic area for pods/ lodges increasing revenue. The accommodation is located directly next door and is a detached three-bedroom bungalow.



The Lodge bar and restaurant comprises, welcoming restaurant area with movable tables, chairs and sofas providing comfortably 40 covers. This area has a wood-burning stove, large bar with coffee machine and well-stocked gantry. Double doors off the restaurant provide access to a decked area for relaxing and enjoying a drink in the sunshine on a summers day. There is a storage area to the rear of the property, a well placed commercial kitchen and ladies and gents toilets.



THE LODGE BAR & RESTAURANT



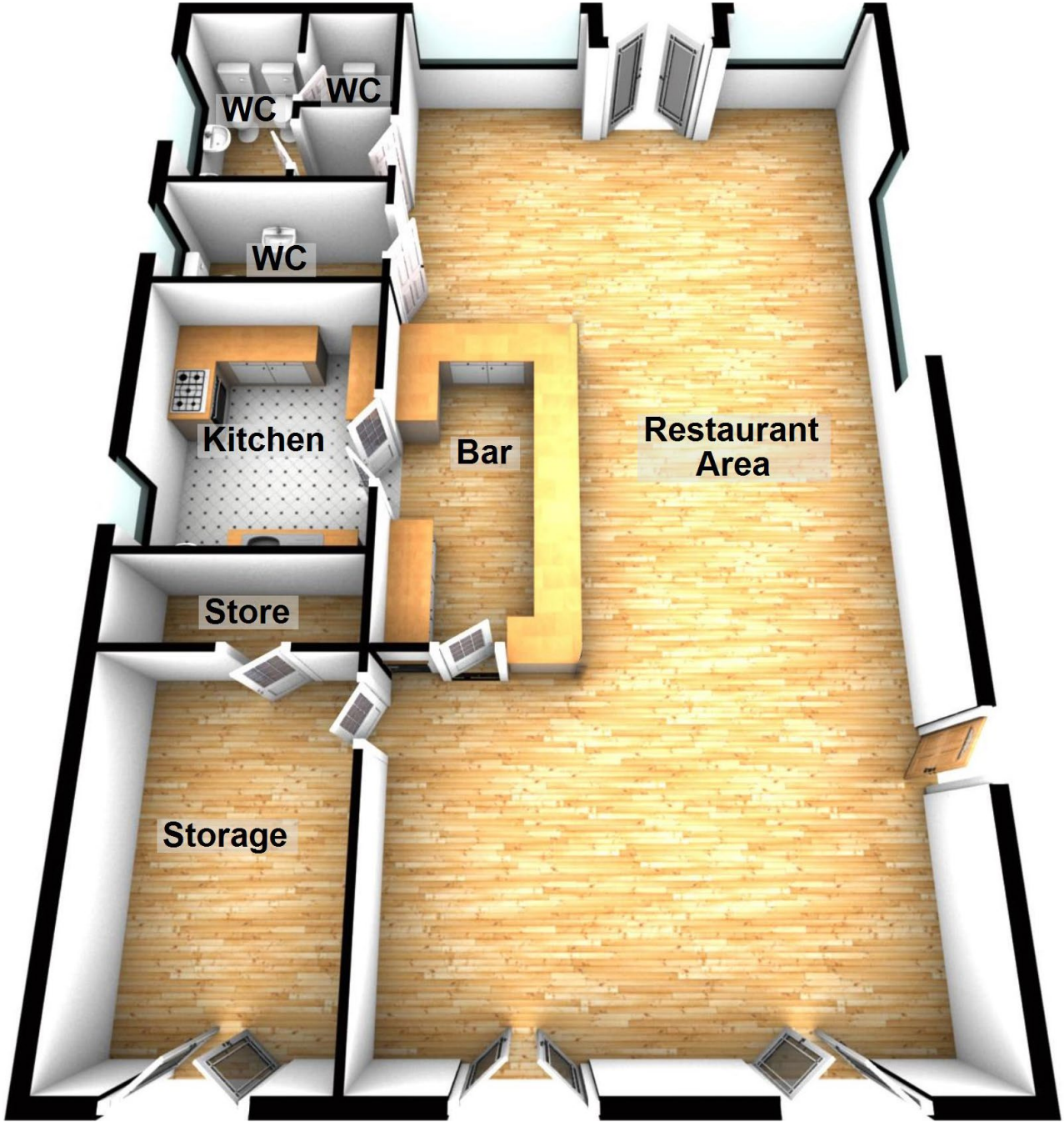




Approximate Dimensions
(Taken from the widest point)

Restaurant Area	13.10m (43') x 6.40m (21')
Storage	4.20m (13'9") x 2.80m (9'2")
Kitchen	3.40m (11'2") x 2.70m (8'10")
WC	2.70m (8'10") x 1.40m (4'7")
WC	2.60m (8'6") x 1.50m (4'11")
WC	1.50m (4'11") x 1.20m (3'11")

Services - Mains gas, electricity and water
Tenure - Freehold



THE LODGE BAR & RESTAURANT



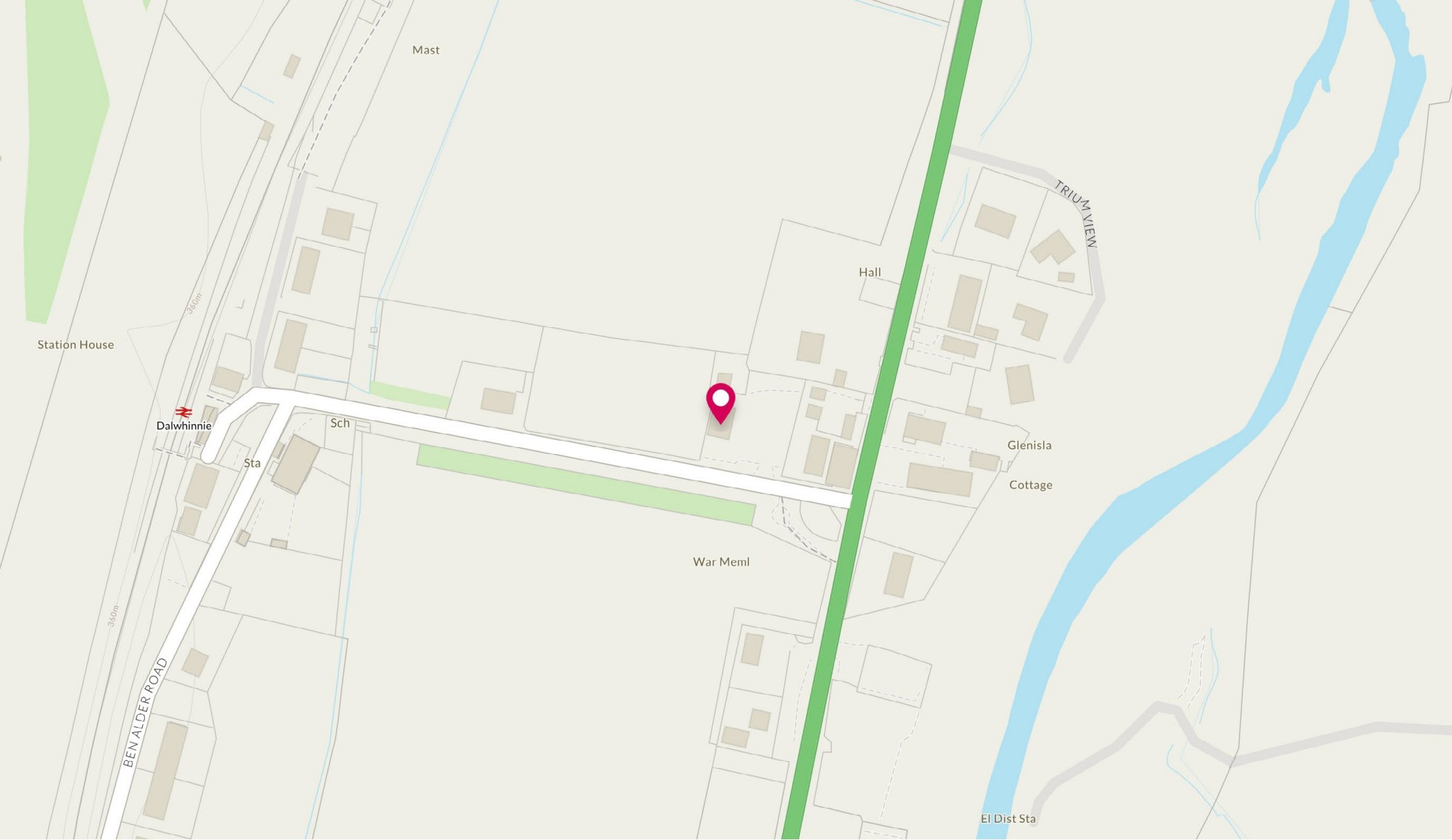
The detached bungalow comprises, a welcoming entrance hall which gives access to all accommodation including three bedrooms, a fully fitted kitchen, lounge, and shower room. The kitchen gives access to the private rear garden.

This is a one-off opportunity to purchase an already successful business located in an area thriving with walkers, cyclists, campers, tourists and must be viewed to appreciate the tranquil location.



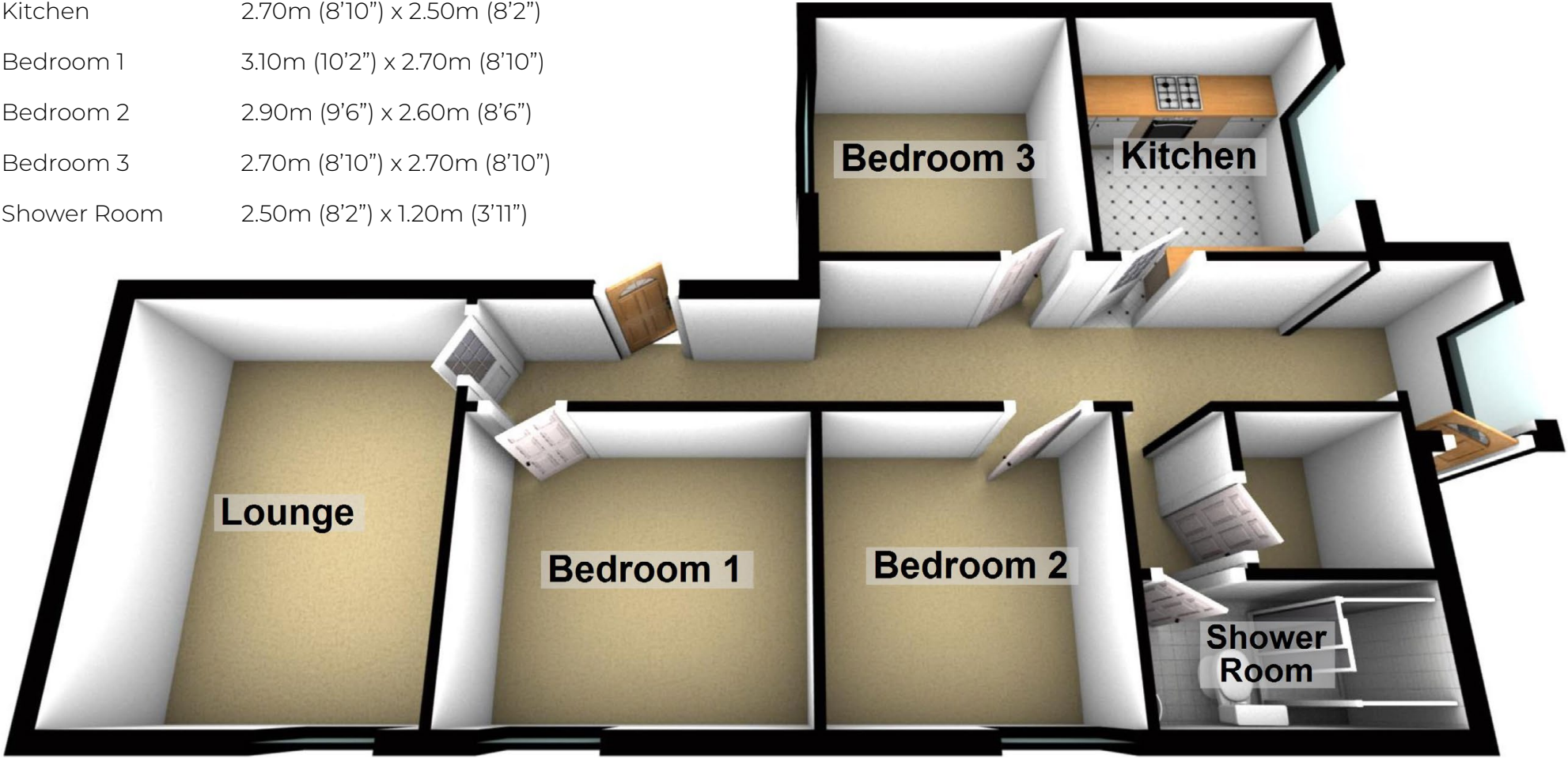






Approximate Dimensions
(Taken from the widest point)

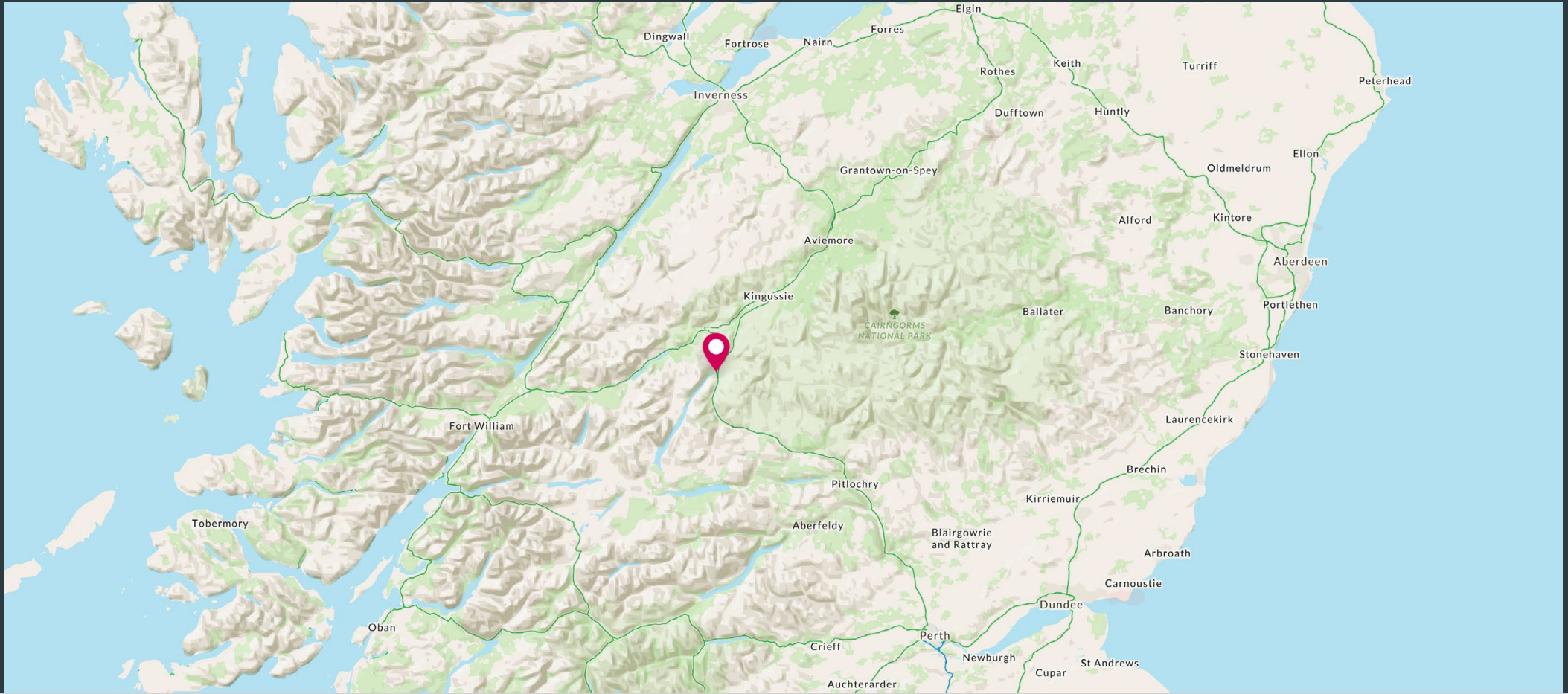
Lounge	3.80m (12'6") x 3.10m (10'2")
Kitchen	2.70m (8'10") x 2.50m (8'2")
Bedroom 1	3.10m (10'2") x 2.70m (8'10")
Bedroom 2	2.90m (9'6") x 2.60m (8'6")
Bedroom 3	2.70m (8'10") x 2.70m (8'10")
Shower Room	2.50m (8'2") x 1.20m (3'11")





The Lodge is located in the small village of Dalwhinnie in the Scottish Highlands which is at the head of Glen Truim and the north-east end of Loch Ericht, on the western edge of the Cairngorms National Park. Dalwhinnie is north of Drumochter, just off the A9 road from Perth to Inverness and has been bypassed since 1975. It is about 75 miles from both Edinburgh and Glasgow, 25 miles from Aviemore, 13 miles from Newtonmore and 17 miles from Kingussie. Dalwhinnie railway station is a few minutes walk from The Lodge and lies on the Highland Main Line from Perth to Inverness. The Lodge is situated practically next door to Dalwhinnie distillery and on is en route to the famous NC500.





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