

WESTBOURNE GUEST HOUSE

50 HUNTLY STREET, INVERNESS, IV3 5HS

Westbourne Guest House



INVERNESS, IV3 5HS

The Property

McEwan Fraser Legal is delighted to present to the market a unique opportunity to purchase Westbourne Guest House a thriving and popular ten-bedroom guest house and owner's flat. Westbourne Guest House is located within a few minutes walk to the city of Inverness and enjoys uninterrupted views of the River Ness.

The modern semi-detached building offers a fantastic lifestyle business opportunity. The owner's accommodation will allow the new purchaser to run the business while living onsite. The current owners have successfully operated Westbourne for over 25 years and have maintained the 'Excellent' status on Google with a 4.8 out of 5 rating. The current owners have enjoyed the benefits of owning and operating a lifestyle business located in one of Scotland's most popular cities but now feel it's time for a well-earned retirement.



LOUNGE & KITCHEN



Accommodation comprises a welcoming entrance hall which leads into the guest lounge at the front of the property which overlooks the River Ness, to the rear of the property is a spacious and well-equipped dining kitchen, large dining room, laundry room and en-suite guest bedroom. You will also find access to the one-bedroom owner's flat on the ground floor. There are two staircases leading to the first floor one to the front of the property and one to the rear.





DINING ROOM



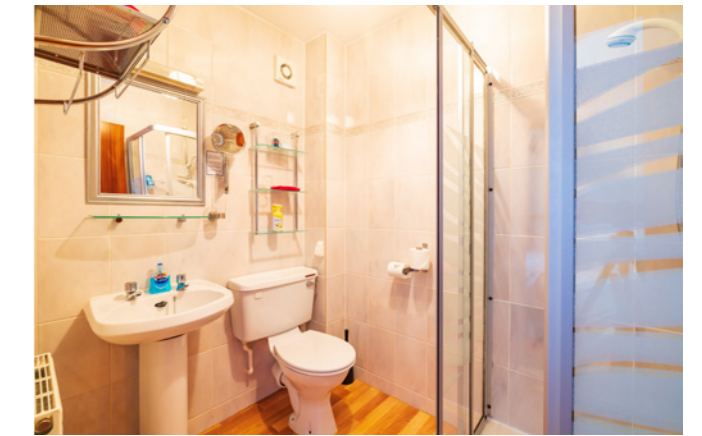
GROUND FLOOR BEDROOMS



“...All bedrooms are well equipped with fridges, tea and coffee making facilities, flat-screen TVs, hairdryers...”



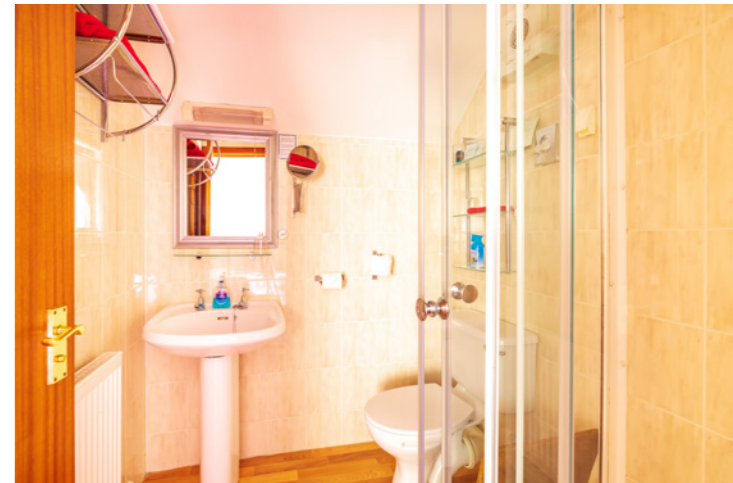
FIRST FLOOR BEDROOMS



On the first floor, you will find a further five en-suite guest bedrooms and ample storage and on the second floor a further four en-suite guest bedrooms. All bedrooms are well equipped with fridges, tea and coffee making facilities, flat-screen TVs, hairdryers etc.



SECOND FLOOR BEDROOMS



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SECOND FLOOR BEDROOMS



OWNER'S ACCOMODATION



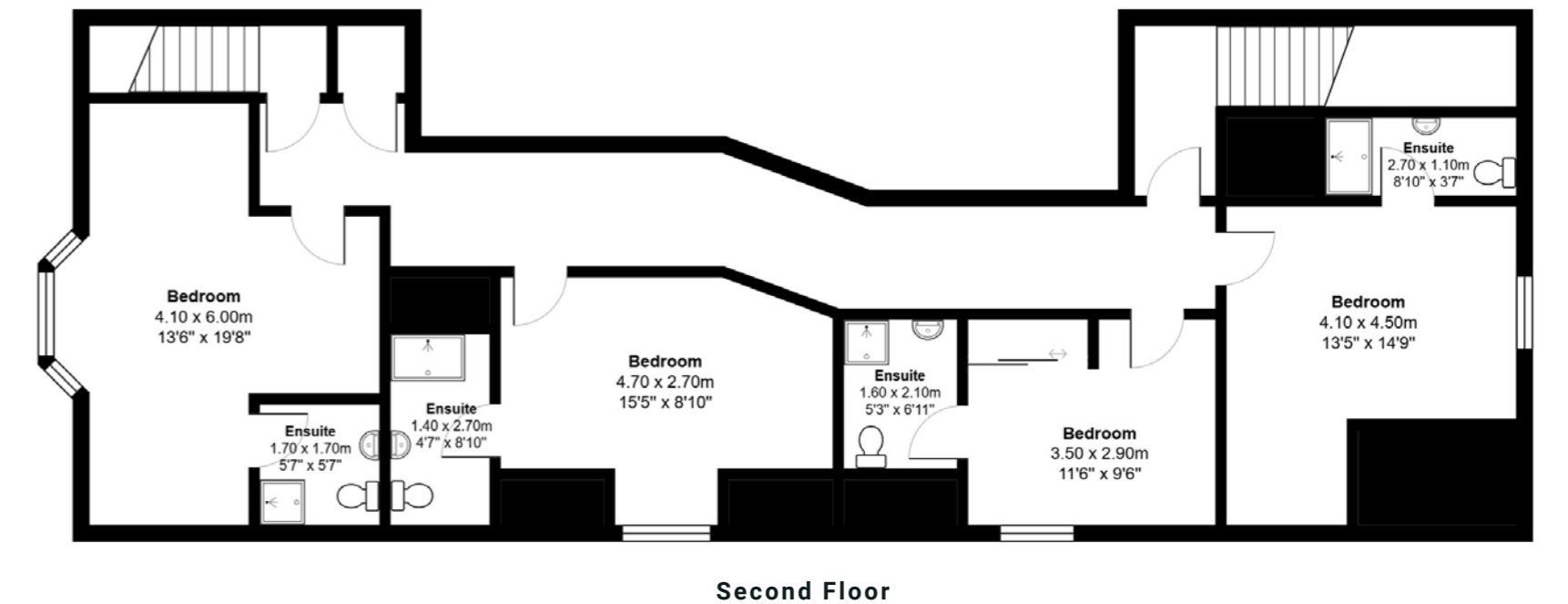
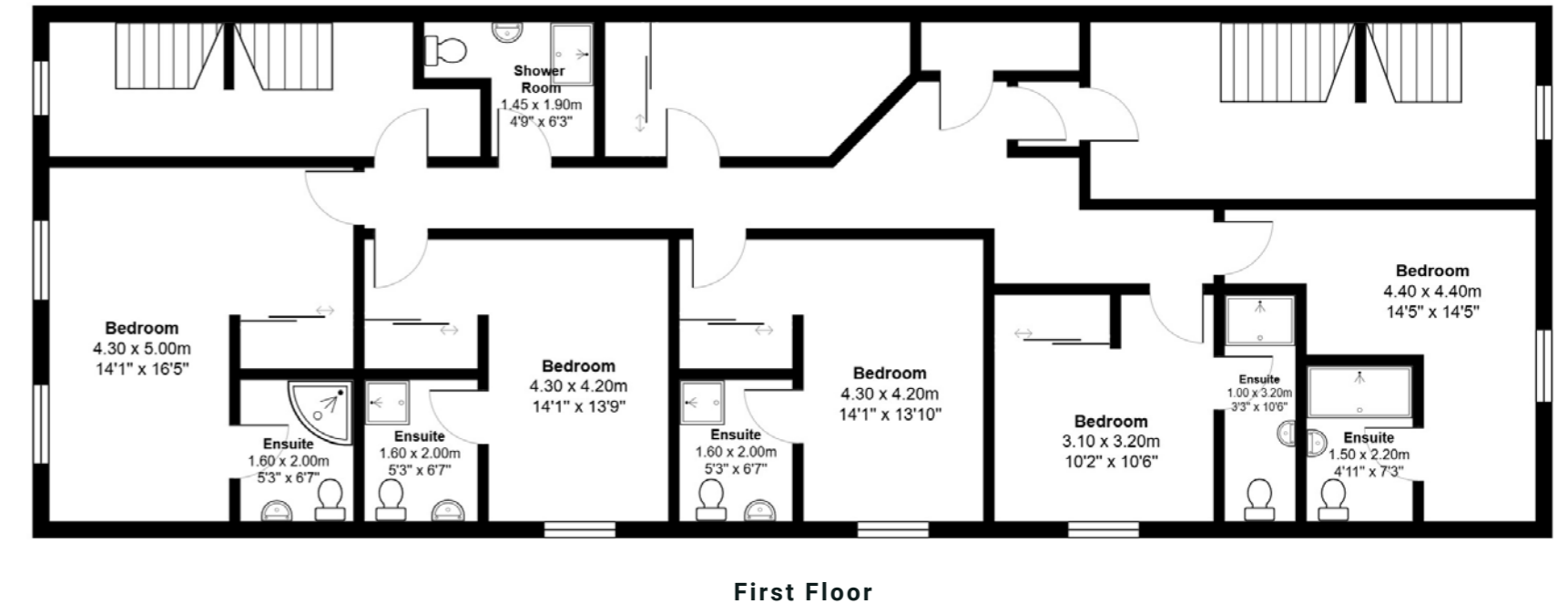
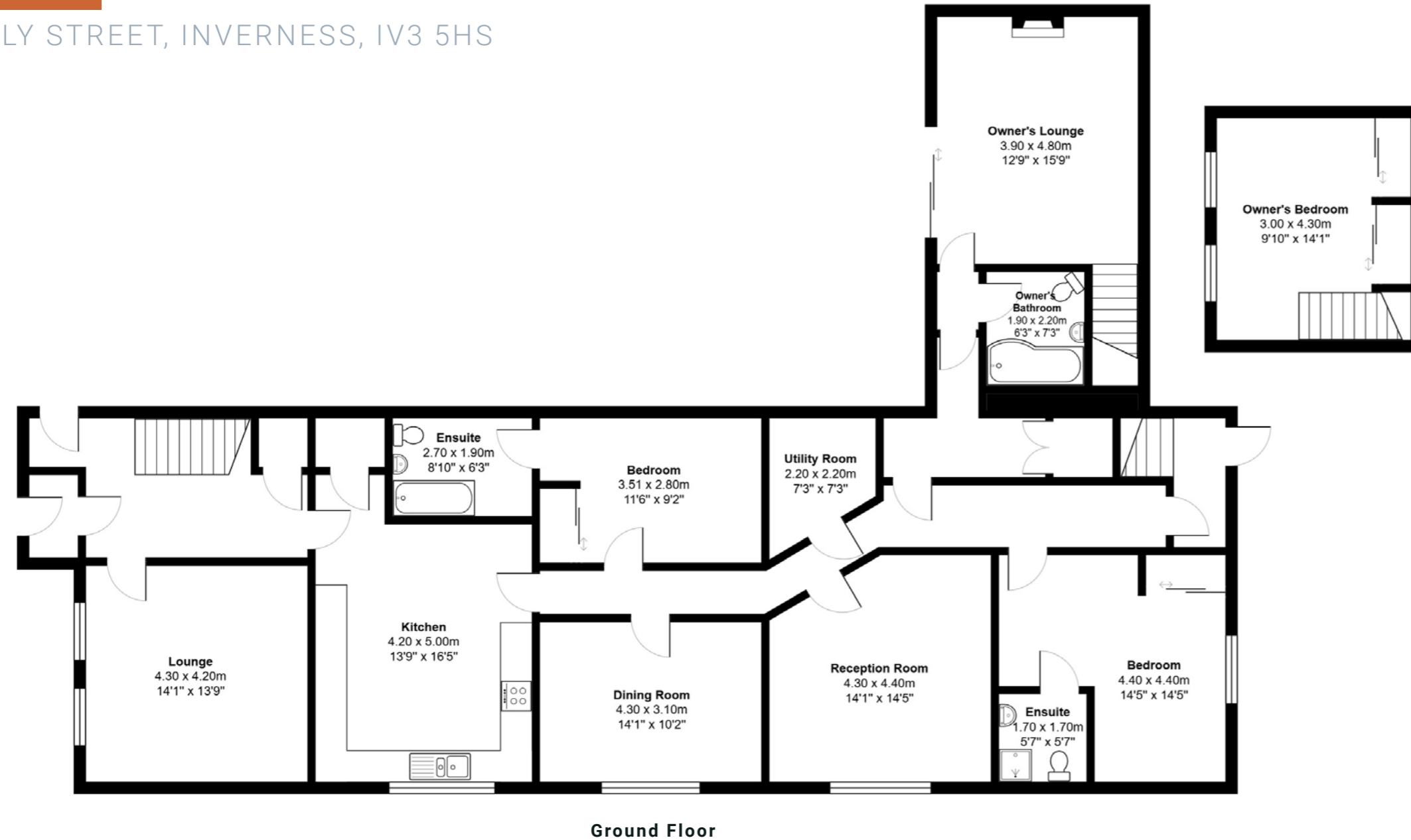
The owners flat is spacious in size. The flat provides a lounge and a recently fitted bathroom with a jacuzzi bath and a double bedroom.



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FLOOR PLANS



THE EXTERIOR



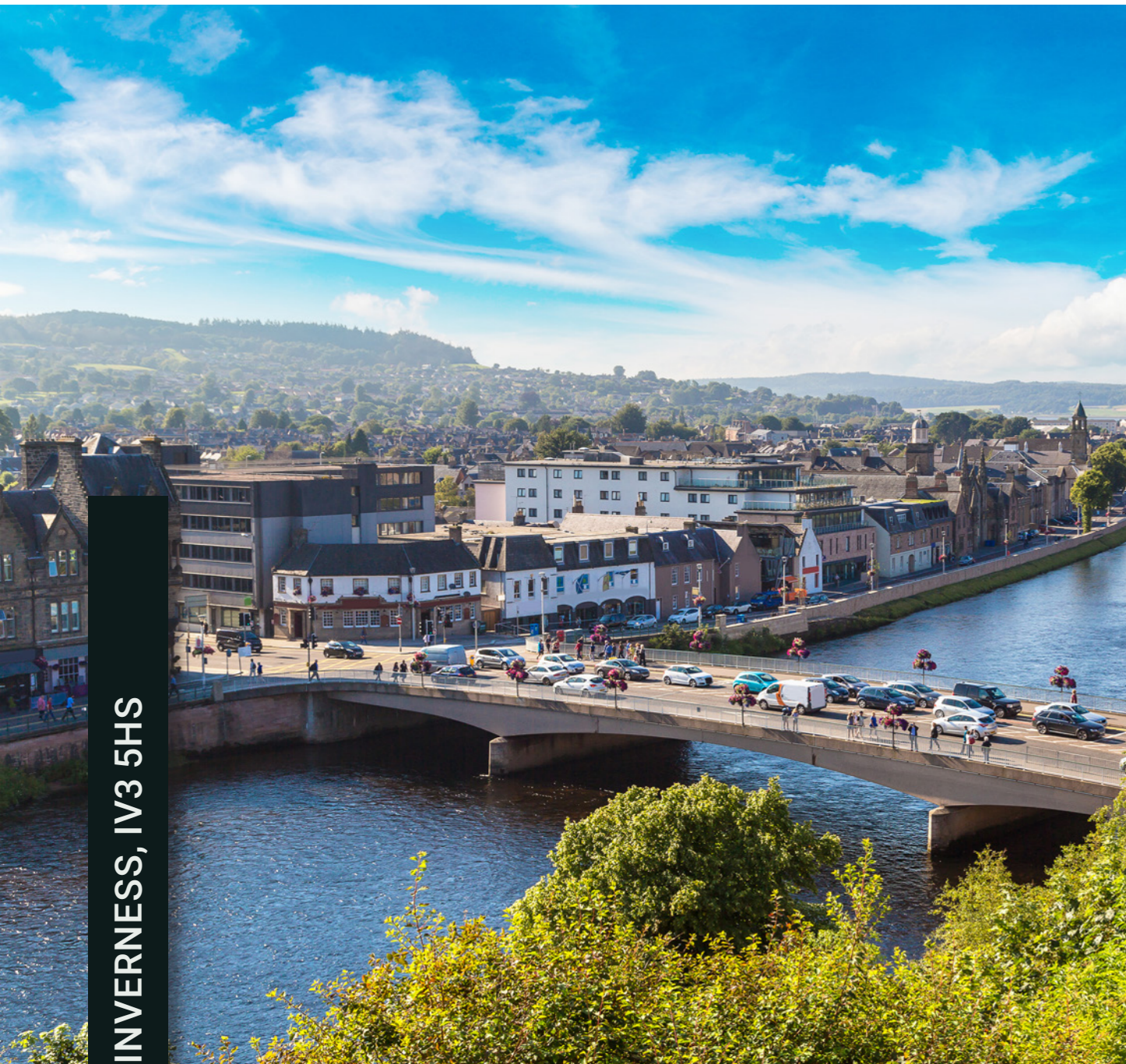
Externally the guesthouse sits on a spacious plot, with guest parking a private garden and a large workshop to the rear.

Overall Westbourne Guest House offers a fantastic opportunity to purchase an already established modern guest house located within a 5-minute walk of one of Scotland's most popular cities while enjoying the benefits of living onsite.

Services: Mains gas, electricity, water and drainage

Tenure: Freehold



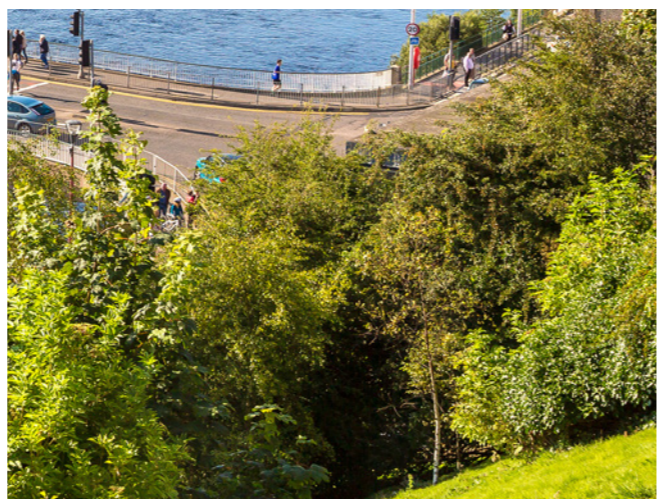


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The Location

The city of Inverness is undoubtedly one of the most wonderful places to live in Scotland. Nestled in the heart of the Scottish Highlands, Inverness offers an unparalleled lifestyle that's perfect for young families, nature enthusiasts, and intrepid Highland explorers.

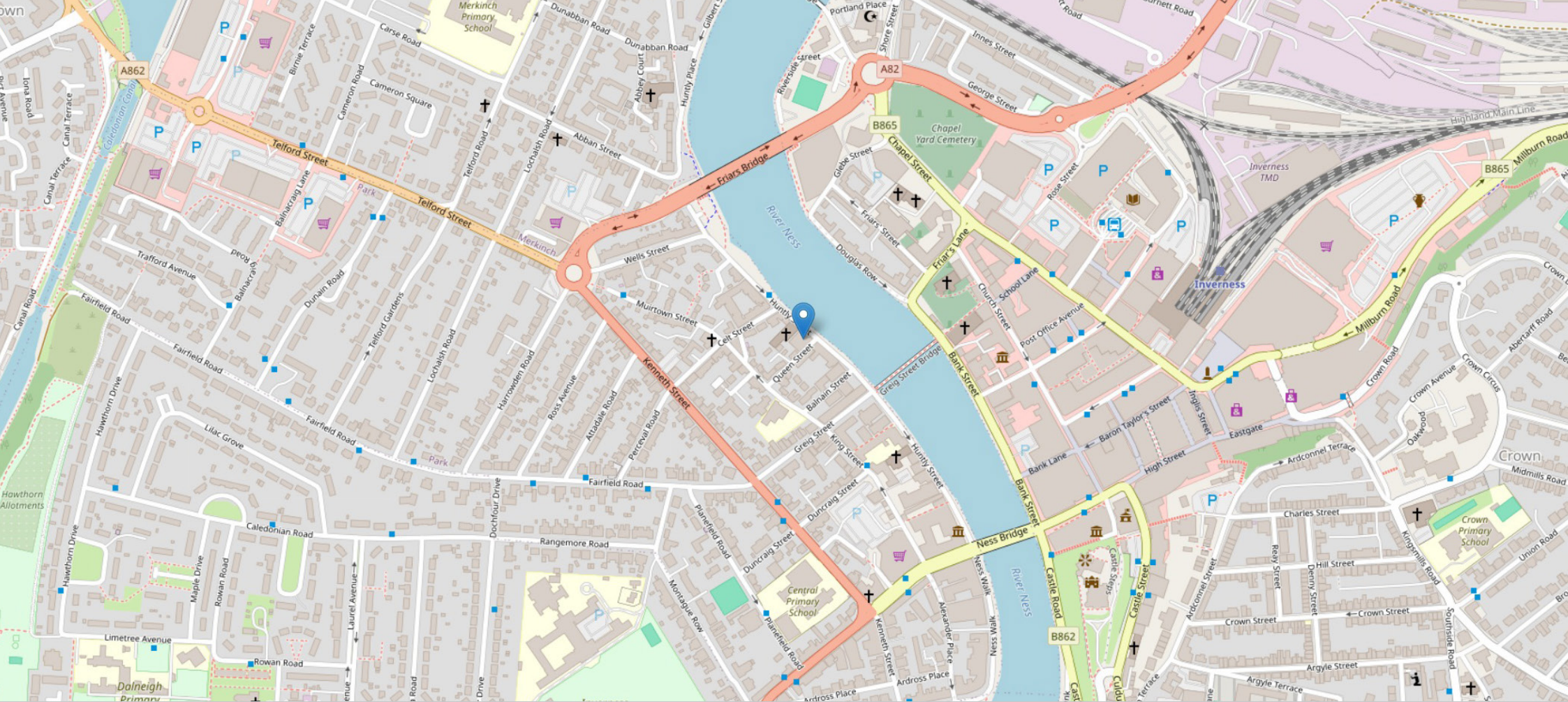
Inverness, often hailed as the capital of the Highlands, combines the best of both worlds. It boasts the amenities of a vibrant city, with shops, bars, and restaurants catering to your every need. Yet, it retains the natural beauty and serenity of the Scottish Highlands right at your doorstep.



One compelling reason to call Inverness home is its safe, family-friendly environment. The city boasts a low crime rate, making it an ideal place for young families to thrive and grow. For outdoor enthusiasts, Inverness is a gateway to adventure. The iconic Cairngorm National Park, a year-round sports playground, is just a stone's throw away, offering hiking, skiing, and endless exploration opportunities. Golfers will find their paradise here, with internationally famous courses like Dornoch, Nairn, and Castle Stuart less than an hour's drive away.

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