

**FOR SALE**

Immaculately presented 5-Star Gold Guest House, Nairn

**GRAHAM  
SIBBALD**



**Sandown House, Sandown Farm Lane, Nairn, IV12 5NE**

Offers Around £795,000

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Immaculate Five-Star Gold Guest House with 6 En-Suite Guest Rooms and Well Presented Owner Accommodation**
- **Enviably Located Close to Nairn Offering Beautiful Sandy Beaches and the Wonderful Landscape of the Moray Firth**
- **Situated a Stone's Throw Away From One of Scotland's Most Prestigious Golf Courses**
- **Extensively Redeveloped Presenting Exceptional Accommodation in Turnkey Condition**
- **Outside Terrace and Large Sun Room**



## INTRODUCTION

Sandown House is nestled on the outskirts of the town of Nairn, offering a Five-star gold Guest House in the heart of Nairnshire. This outstanding 6-bedroom property has been thoroughly refurbished throughout, with flawless guest rooms all with immaculately presented en-suites, some with remarkable views, a modern breakfast room and relaxing guest lounge.

What sets Sandown House apart is its location. The guest house offers a great base to explore the local attractions including one of Scotland's most prestigious golf courses and Speyside's world-renowned distilleries. The property is situated 17 miles East of Inverness and 22 miles West of Elgin, providing guests the perfect opportunity to indulge in some shopping or discover some of the best dining Nairnshire has to offer. On the other hand, guests can escape urban life and venture into the breathtaking countryside of the Moray Firth finished by a stroll on the white sands of Nairn beach or a dip in the sea! Nairn is a haven for wildlife enthusiasts, with Culbin Forest on the doorstep. Outdoor pursuits including hiking, cycling, sailing and fishing, attracting many visitors from around the Globe all year round.

Sandown House boasts an exceptional property that seamlessly blends Scottish traditional features and contemporary comforts to provide a memorable stay. The guest house's exterior is immaculately presented and benefits from an inviting courtyard which oozes character and charm. Its interior is equally delightful, combining rustic elements with modern design to create an atmosphere of relaxed sophistication. Each room demonstrates its own bespoke design, offering comfort and a sense of destination. The current owners have invigorated each room with comfort and elegance to offer their guests an unforgettable stay.

From a business perspective, Sandown House invites a great opportunity to run a lifestyle business in the thriving tourist area of Nairnshire. The guest house has already established a stellar reputation and a loyal customer base, attracting visitors from near and far throughout the year. The attention to detail and tasteful refurbishment means the property is attractive to a wide range of customers. The sale is due to the owners retiring.

## THE PROPERTY

Sandown House comprises a two-storey detached guest house with sun room, a separate two storey courtyard plus a stand-alone double garage. The properties are of stone-construction with harled walls under a multi-pitched slate-covered roof.

## ACCOMMODATION SUMMARY

The property consists of the detached guest house which offers owner's accommodation, 2 guest rooms, a guest lounge, breakfasting kitchen, a laundry/utility room and a cinema room. The property also offers a relaxing lounge within a sun room which opens onto a large decking area offering outdoor seating. There is a high-end domestic fully fitted kitchen, which possesses a large island with stools plus, a dining area. There are 2 integrated grill/ovens, a 6-hob gas stove, 2 built in dish washers, microwave, freezer and large larder fridge, oversized sink and a warming drawer. The units are cream gloss topped with a sleek black granite worktop. There are two guest rooms in the main house, a king room with a luxurious bathroom hosting a separate bath and shower over and the other is a double room with a high-spec shower room.

The courtyard is a detached unit presenting 4 further guest bedrooms. These consist of two accessible and flexible super-king bedrooms on the ground floor which offer en-suites with wet rooms and baths, both with outdoor seating areas. There are two further bedrooms on the upper floor which offer super king beds with large walk-in showers. One of the bedrooms on the upper floor boasts a balcony with fantastic views and outdoor seating.

The owner's residence is contained within the main guest house and offers 3 bedrooms with a beautiful shower room, sun lounge and basement lounge.

## TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing.



## STAFF

TUPE regulations will apply to all members of staff.

## SERVICES

Mains drainage, electricity and water are all connected to the property.  
There is a zonal fire alarm system.  
LPG is also available.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is "E".

## RATEABLE VALUE / COUNCIL TAX

Sandown House - Rateable Value is £10,850 (effective date 01/04/2023)

Residential apportionment £3,150

Non-Residential apportionment £7,700

## TENURE

Heritable (Freehold Equivalent) Interest of the Guest House.

## PRICE

Offers around £825,000 are invited for the heritable (freehold interest) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern.

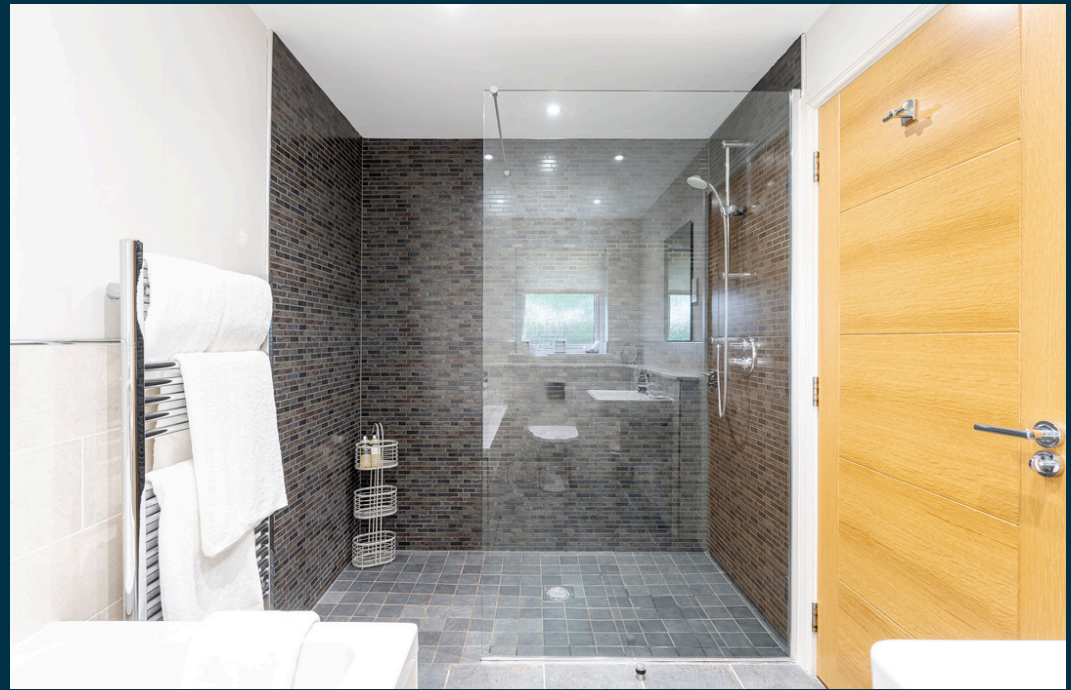
## FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.









## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald  
233 St Vincent Street  
Glasgow  
G2 5QY



To arrange a viewing please contact:



**Peter Seymour**  
Director of Hotel & Leisure  
Peter.Seymour@g-s.co.uk  
07967 551 569



**Emily Hewitson**  
Hotel + Leisure Agent  
Emily.Hewitson@g-s.co.uk  
07795 518 627



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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.