



**Speyside Self Catering South Road, Garmouth, IV32 7LU**  
**Offers Over £390,000**





A, B & S Estate agents are delighted to bring to the market Speyside Self-Catering Apartments. Located in the heart of the quiet and peaceful village of Garmouth. This Grade B listed, two storey former hotel, which has been owned by the current proprietors since 2007, has been converted into 5 self-catering rooms (one of which is a two room suite) with a shared communal kitchen and 4 further self-contained one bedroom apartments. There is a central courtyard/seating area to the rear and parking for several cars in the car park opposite the property.

This is a profitable and well-run business, trading all year round. Speyside Self Catering has excellent online reviews, a superb reputation and enjoys a considerable amount of repeat business.

Garmouth is a quaint village with an attractive mix of period and new properties , only a mile inland from the Moray Firth and a few hundred yards west of the River Spey, making it an ideal base for those who enjoy fishing and country walks. Only 4 miles from Fochabers and 9 miles from Elgin, where there is an excellent selection of shops and amenities. Garmouth has a highly regarded golf course, is close to Kingston with its beautiful beaches and also to Spey Bay, where the River Spey meets the Moray Firth and is home to the Scottish Dolphin Centre.







The property comprises two separate buildings, one being a former hotel now comprising 2 bedrooms at ground level along with the communal kitchen and laundry room. The upper floor comprises two further bedrooms and a family suite with two bedrooms. All the bedrooms have en-suite facilities.

The side projection to the former hotel has been redesigned as two self-contained one bedroom flats. A former extension to the hotel has been redeveloped as two self-contained one bedroom flats.

### **Main Building**

Affordable accommodation with shared communal kitchen.

### **Ground Floor**

Communal entrance to the front of the property with doors to Room 1, Room 6, the laundry room, boiler cupboard and communal kitchen. Door to rear courtyard. Staircase to upper floor.

### **Room 1**

Twin room with Ensuite Shower Room

### **Room 6**

Single room with Ensuite Shower Room

### **Housekeeping Store/Laundry Room**

### **Communal Dining Kitchen**

Fitted with white high glass base and wall mounted units. Large dining table. Oven, hob and fridge freezer.

### **Boiler Cupboard**

### **First Floor**

Doors to Rooms 2, 3 and 5. Stairs to Attic Storage Area behind access door.



### Room 2

Family room with double and single bed. Ensuite Shower Room.

### Room 3

Twin room with Ensuite Shower Room.

### Room 5

Family suite with double Bedroom and twin Bedroom. Ensuite Shower Room.

### Apartment 1

Double Bedroom, Kitchen, Lounge and WC with Shower.

### Apartment 2

Open plan Lounge/Kitchen/Bedroom. WC with Shower. Boiler cupboard.

### Apartment 3

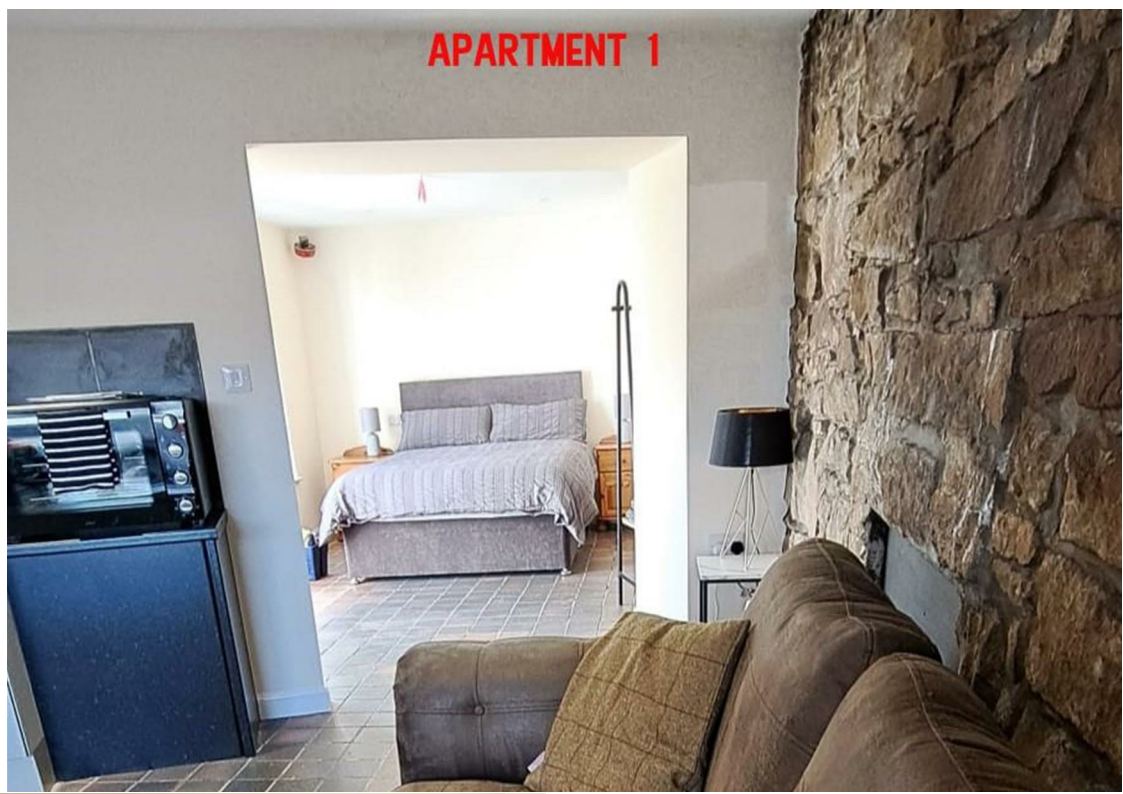
Lounge, Kitchen, Bedroom, Shower Room and Boiler Cupboard

### Apartment 4

Open plan Lounge/Kitchen/Bedroom.

### Further Information

Full accounting information will be made available to seriously interested parties subsequent to





with details on the booking systems and room rates.

Large car park for guest use, shared with Coffee Roasting Co.

100% Non Domestic Rate Relief

Turnover below VAT threshold

Fire control panel for all main building rooms and apartment 4. All other apartments have own independent detection/sounders.

Main building room - oil central heating for radiator and water.

Apartments - Electric radiators and own electric water heaters.

Main Building has single glazed windows.





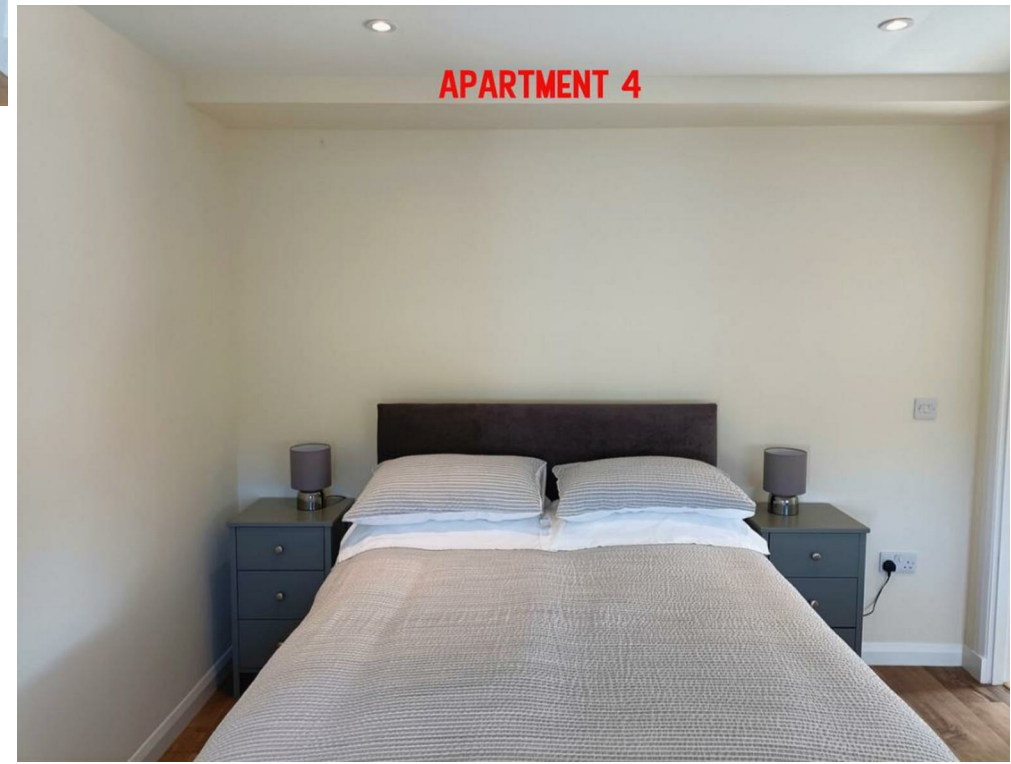
**APARTMENT 4**



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