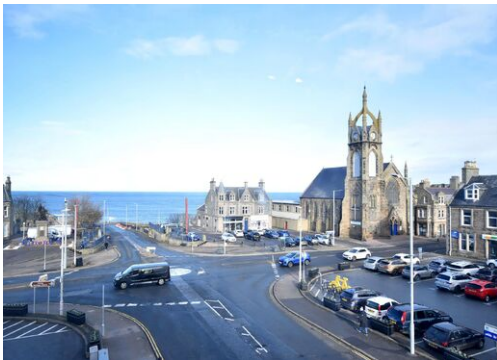


Cluny Hotel, 2 High
Street,
Buckie,
AB56 1AQ



Fixed Price £249,950

Located in the heart of Buckie is this former Hotel which has been converted into an HMO providing 12 letting rooms spread across 2 floors providing a rental investment.

The property benefits from a central position with views to the front out towards the Moray Firth.

Features

Investment Opportunity

Central Location in Buckie

Coastal Views towards the Moray Firth

Double Glazing

Gas Central Heating

Located in the heart of Buckie is this former Hotel which has been converted into an HMO providing 12 letting rooms spread across 2 floors providing a rental investment.

The property benefits from a central position with views to the front out towards the Moray Firth.

Accommodation comprises a communal entrance door on the ground floor with the 1st floor featuring a communal Lounge and Kitchen, 5 Bedrooms which all benefit from their own En-Suites Bathroom/Shower Rooms.

The 2nd floor comprises a further communal Kitchen, 7 Bedrooms (5 of which have En-Suite) and a shared Bathroom.

Located in the heart of Buckie is this former Hotel which has been converted into an HMO providing 12 letting rooms spread across 2 floors providing a rental investment. The property benefits from a central position with views to the front out towards the Moray Firth and beyond.

Ground Floor

Entrance to the property is on the ground floor which leads into a hallway, there is a storage cupboard with a window which could be utilised for window advertising space, and a carpeted staircase leads up to the 1st floor level.

1st Floor Accommodation

The 1st floor comprises 5 bedrooms which all have their own En-Suite Bathroom/Shower Rooms. On this level there is a spacious communal lounge which benefits from stunning sea views out towards the Moray Firth. Also on this level there is a communal Kitchen and toilets. There is a fire exit and staircase to the west side of the building.

2nd Floor Accommodation

On the 2nd floor there are a further 7 bedrooms, 5 of which have their own En-Suite Shower/Bathroom facilities. Bedrooms 7 & 9 do not have En-Suites but share a bathroom. There is a communal Kitchen which serves the bedrooms on this level and 2 linen store cupboards, there is a laundry room which has been re-plastered.

Outside

The property has a shared area of ground to the rear which provides a bin store. There is a store cupboard which houses the gas boiler and hot water tanks which provides the heating and hot water to all of the rooms.

Note 1

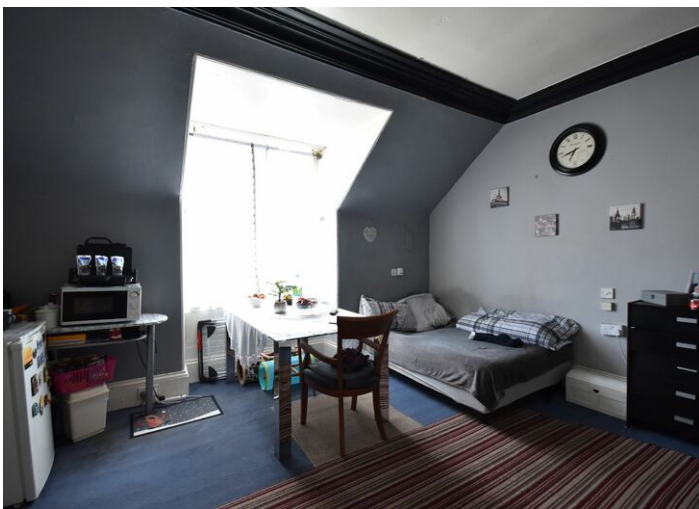
The property offers 12 letting rooms under an HMO licence with the Moray Council.

Note 2

The owner informs us that the property generates a 4 weekly income of £5820.

Council Tax Band

Currently E





Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.