



GLEN ALBYN LODGE | INVERGARRY | PH35 4HL

GUIDE PRICE: £525,000

Occupying a prime site and located in the stunning Great Glen, Glen Albyn Lodge forms a striking detached guest house set in generous garden grounds with detached garage and outbuildings, including two hot tubs. Located on the edge of the desirable semi-rural village of Invergarry, the property is in immaculate order and beautifully presented. This modern dwelling, built in a traditional style and boasting many premium features, is flooded with natural light and benefits from double glazing and oil fired central heating with underfloor heating throughout. The property offers very well sized accommodation arranged over two floors and seamlessly blends the owner's private accommodation with the guest areas. This enviable location in the heart of the West Coast would also make Glen Albyn Lodge a superb family home, idyllic holiday retreat or indeed premium self-catering opportunity in an extremely buoyant holiday rental market.

Invergarry is a village steeped in history and lies at the East end of Glengarry. Local services include a superb primary school, hotel, post office, petrol station/shop, café & visitor centre. An abundance of wildlife exists in and around Invergarry, including several types of deer, pine marten, otters, many species of birds, red squirrels and more. Invergarry is close to the Great Glen Way and the cycle track passes through the village. Numerous outdoor pursuits can be accessed locally or a short drive away. They include salmon/trout fishing, golf, walking, sailing, canoeing, and water sports, shooting, pony trekking or cycling on a number of cycle tracks, some of which start at Invergarry.

- Superior Detached Guest House
- Centrally Located in the Great Glen
- Lifestyle & Business Opportunity
- In Immaculate Order & Beautifully Presented
- Lounge with Multi-Fuel Stove
- Conservatory Guest Lounge & Dining Room
- Breakfasting Kitchen with Cooking Range & Utility
- Office/Reception Room
- 5 Bedrooms (3 En-Suite) & Family Bathroom
- Double Glazing & Oil Fired Central Heating
- Spacious Garden of around 0.8 Acres
- Detached Double Garage & Outbuildings
- EPC Rating: E 71

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Property Description & Business

Situated on a prime site in the midst of the Great Glen and commanding breath-taking views to the surrounding countryside, Glen Albyn Lodge forms a superior and substantial detached guest house, on the edge of Invergarry village. A most impressive property completed in 2006 in the Victorian style, Glen Albyn Lodge has been finished to a high specification and benefits from modern energy efficient systems including underfloor heating throughout, a thermal heat store, full insulation, double glazing and an extremely efficient oil fired boiler.

Run as a very successful Bed & Breakfast business by the current owners for the last 12 years, Glen Albyn Lodge is ideally situated within a very popular tourist destination and includes easy access to nearby Loch Ness, Ben Nevis and it's principal town of Fort William as well as the Isle of Skye. Due to our client's preferences, the business is typically trades from Easter to October however has the potential to run all year round and has a high reputation with repeat bookings in place. Whilst ideally located in The Great Glen with lucrative passing trade, the majority of bookings are secured through their own superb website www.glenalbynlodge.co.uk prominent Google listing and 5 Star Trip Advisor rating. The website is included in the sale along with the two hot tubs however our clients are also happy to discuss further items at separate negotiation. Please note that following initial viewings, accounts are also available at the owner's discretion, for all seriously interested parties.

In immaculate order throughout and beautifully presented, the property is in walk-in condition and trading could be commenced immediately. Due to the size and location, Glen Albyn Lodge would also be suited as a fantastic and generous family home, as an idyllic holiday retreat or as a superior self-catering let for the extremely buoyant self-catering market.

Accommodation on the ground floor comprises a bright conservatory currently used as a resident's lounge, spacious hallway entrance, large private lounge with impressive multi-fuel stove and triple aspect windows, a beautiful kitchen/diner with utility off, guest dining room and an office/reception room. On the upper level a generous landing with seating area leads to the five bedrooms and family bathroom.





Accommodation

Ground Floor

Conservatory Guest Lounge 7.1m x 1.8m
Lounge 7.8m x 4.5m
Kitchen/Diner 5.2m x 4.0m
Utility 3.0m x 2.4m
Dining Room 3.6m x 3.4m
Office/Reception Room 3.7m x 3.0m

Upper Floor

Master Bedroom 4.0m x 4.0m
En-Suite Bathroom 3.0m x 3.0m
Bedroom 3.4, x 3.0m
Bedroom 4.0m x 3.4m
En-Suite Shower Room 1.7m x 1.3m
Bedroom 4.0m x 3.4m
En-Suite Shower Room 1.7m x 1.3m
Bedroom 4.0m x 3.7m
Family Bathroom 2.0m x 1.8m



Floor Plan



Title Plan



Garden

The property benefits from generous garden grounds of around 0.8 acres and is approached by a private tarmac driveway, leading to the double garage and parking area. The immaculate exterior compliments the property itself and offers landscaped garden grounds. Areas of lawn are offset with easily maintained gravel areas and paved pathways leading around the property. Several outbuildings are located in the grounds comprising a hot tub cabin, garden store, a workshop, wood stores plus a further hot tub situated under a shelter. A kennel and run are located to the far side of the grounds in a wooded area. The double garage offers a mezzanine area which subject to the necessary planning consents, could provide ancillary accommodation.

Travel Directions

From Fort William take the A82 road north towards Inverness for approximately 25 miles to the village of Invergarry. On entering the village, proceed across the bridge and continue ahead past the Gleaner Petrol Station. Glen Albyn Lodge is located on the left hand side, well sign posted.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 3).