

Craiglea Guesthouse

HILLSIDE ROAD, BRAEMAR




McEwan Fraser Legal
Solicitors & Estate Agents

Braemar

ABERDEENSHIRE, AB35



The Location

Craiglea Guest House is located in the village of Braemar in the heart of the Royal Deeside, Scotland which is the eastern gateway to the Cairngorms National Park in the Scottish Highlands. The guest house is graded by Visit Scotland as a three star and has also been awarded a Green Tourism bronze award.

This attractive, friendly village enjoys a wide range of shops, restaurants, delicatessens, and a medical centre. Braemar is an ideal centre for outdoor pursuits including walking, cycling, horse riding, golfing, gliding and in the winter months, skiing at both Glenshee which is only 9 miles away and The Lecht

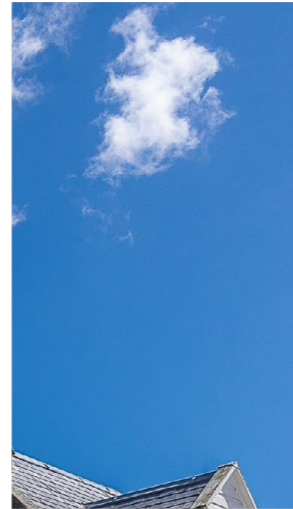


which is around 25 miles from Craiglea. Other local sporting pursuits include deer stalking, pheasant and grouse shooting and fishing on the River Dee. If sporting isn't your thing, there are many tourist attractions close by including Balmoral Castle which is the Queens Summer residence.

Making Craiglea Guest House in the perfect position to do a roaring trade.

Craiglea Guest House

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The Property

Mcewan Fraser Legal are delighted to offer to the market Craiglea Guest House. A substantial detached villa sitting on a larger than average corner plot, offering five en-suite guest bedrooms, guest lounge, dining room and four bedroom owners accommodation.

Craiglea has been fully renovated and extended over 20 years by the current owners and enjoys a fantastic reputation as the 'go to' guest house in the area, making



Craiglea a highly profitable business. Given the guesthouse has an outdoor swimming pool, hot tub, ample parking and is located 9 miles from Glenshee Ski Centre and Balmoral Castle it's easy to see why. The business operates and enjoys guests all year round, it is marketed through its own website and enjoys a significant amount of 'walk ins' and repeat bookings, mainly from hill walkers, skiers, tourists and visitors trying to escape the city and enjoy the tranquility of the area.

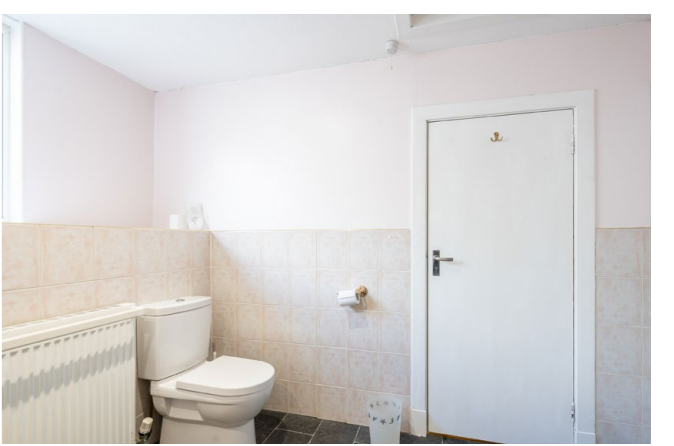
THE GUEST ROOMS



The accommodation comprises five en-suite bedrooms, guest lounge, dining area and drying room. All the guest rooms are tastefully decorated and spacious in size.



THE EN-SUITES



GUEST SHARED ROOMS





THE LOUNGE



In addition to the guest accommodation, there is a spacious owners' quarter comprising a welcoming lounge with a large wood burner and a sun room looking out to the beautiful Scottish countryside.



THE SUN ROOM





KITCHEN/DINER



The large modern dining kitchen gives access through French doors to the rear garden.

The owners' accommodation is completed by three bedrooms, office and a family bathroom.e



OWNERS ROOMS





THE DETAILS

Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Lounge	7.00m (23') x 4.20m (13'9")
Kitchen/Diner	7.19m (23'7") x 4.40m (14'5")
Sun Room	6.40m (21') x 2.30m (7'7")
Guest Dining Room	4.20m (13'10") x 4.10m (13'6")
Guest Lounge	3.70m (12'2") x 2.70m (8'10")
Drying Room	3.10m (10'2") x 3.00m (9'10")
Private Bedroom 1	3.20m (10'6") x 3.10m (10'2")
Private Bedroom 2	3.80m (12'6") x 3.20m (10'6")
Utility	3.60m (11'10") x 2.90m (9'6")
Bathroom	2.80m (9'2") x 2.00m (6'7")

FIRST FLOOR

Guest Bedroom 1	4.20m (13'9") x 4.10m (13'5")
Guest Bedroom 2	4.40m (14'5") x 4.10m (13'6")
Guest Bedroom 3	4.20m (13'10") x 3.56m (11'8")
Guest Bedroom 5	3.30m (10'10") x 2.90m (9'6")
Guest Bedroom 6	3.30m (10'10") x 3.00m (9'10")
Private Bedroom 3	3.42m (11'3") x 3.33m (10'11")
Office/Bedroom	5.40m (17'9") x 4.43m (14'6")

The property also benefits from a biomass heating system, so you can heat the property for virtually next to nothing. You will also enjoy the added annual income generated from this, which can be up to £8000 per annum.

Services: mains water and electricity.



THE GARDEN AREA



The garden is plentiful to say the least with a hot tub, swimming pool, outdoor gym as well as a bike store and storage sheds and ample off-street parking its a fantastic addition to the property.

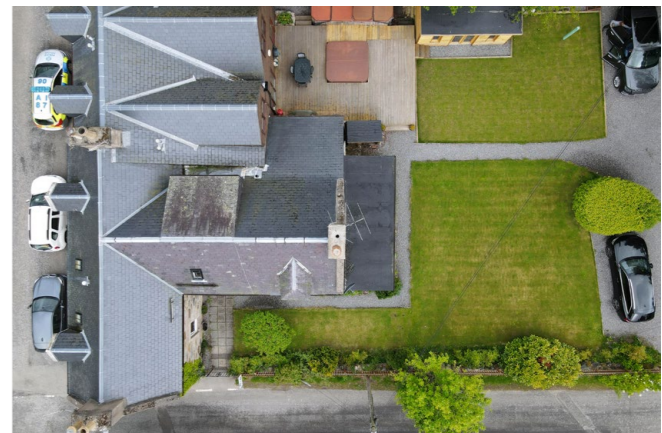


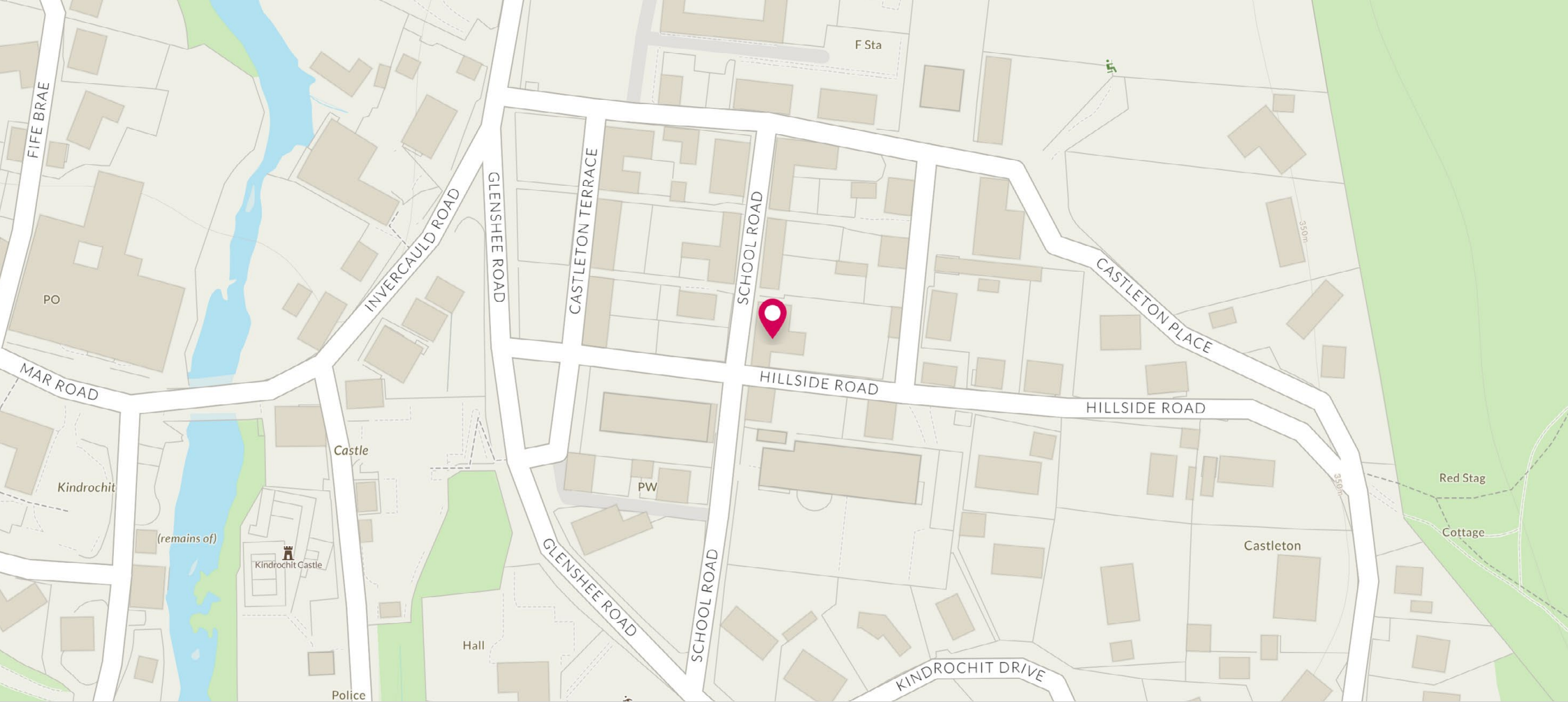
THE GARDEN AREA





DRONE IMAGES





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
CONNIE NUGENT
 Surveyor



Professional photography
ERIN MCMULLAN
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer



@mflcommercial



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