



Ramscraigs Boarding Kennels,
Ramscraigs
Dunbeath
Caithness
KW6 6EY

Offers In The Region Of £500,000





- Licensed for 38 dogs
- One Bedroom Cottage, Plus One Bedroom Annexe
- 5.4 Acres Site
- Agricultural Building with Stables
- Grooming Parlour
- Drying Room
- Adjacent Croft with Planning for Dwelling also Available
- Turn Key Business Opportunity
- Retirement Sale
- All viewings must be booked through Monster Moves Office as this is a working business



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Ramskraigs Boarding Kennels presents an incredible business and lifestyle opportunity for new owners.

The property features a one bedroom traditional stone built cottage, in addition to a one bedroom annexe, busy boarding kennels that are licensed for 38 dogs, a grooming parlour, agricultural building encompassing three large stables, and grazing, all set within a 5.4 acre plot.

Ramskraigs Boarding Kennels have been operating for 25 years, the past 5 with the current owners, who have invested considerable time and energy into building the business into a thriving turn key opportunity, with a solid reputation and regular custom.

There is further potential to develop the services available on site by use of the grooming parlour, and the use of one of the many paddocks as a dog exercise area allowing off lead opportunities in a secure space.

The annexe provides potential AirBnB accommodation, with bedroom, kitchenette and shower room, and separate entrance. This could equally be utilised as an ideal 'granny flat' or as staff accommodation.

Situated on the rugged coast of Caithness, south of the village of Dunbeath, the property is located on the NC500, Scotland's answer to Route 66. A rural location with endless miles of trails for suitable for walking, cycling and riding this property is ideally situated for those who love the great outdoors.



COTTAGE

The original cottage is a one bedroom traditional stone building with extension to the front and rear and benefits from Oil Central Heating.

CONSERVATORY 12'1" x 18'8"

Entrance to the property is via a glazed conservatory on the front of the property. South facing this makes for a delightful area to sit and enjoy all seasons.

SITTING ROOM 12'1" x 13'5"

The conservatory leads immediately into the sitting room. A good sized room with a grand exposed stone fireplace and electric insert stove fireplace.

BEDROOM 12'1" x 16'0"

The large bedroom benefits from dual aspect windows and ample storage by way of built-in wardrobes with mirrored doors.



KITCHEN 8'2" x 14'1"

A delightful traditional style U-shaped kitchen with fitted wall and floor cupboards. Featuring ample worktop space and a belfast sink positioned underneath the kitchen window.

SHOWER ROOM 4'11" x 9'10"

The shower room consists of an electric shower situated within a corner shower unit, in addition to white WC and pedestal sink.

PORCH 3'7" x 12'9"


The kitchen leads to the semi-glazed porch. This also serves as a useful boot room area, as the rear entrance to the property is closest to the boarding kennels, agricultural buildings and land.


GARDEN

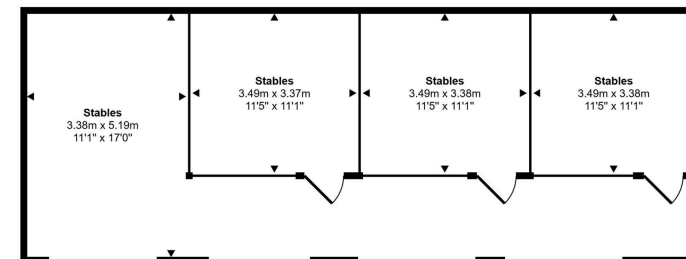
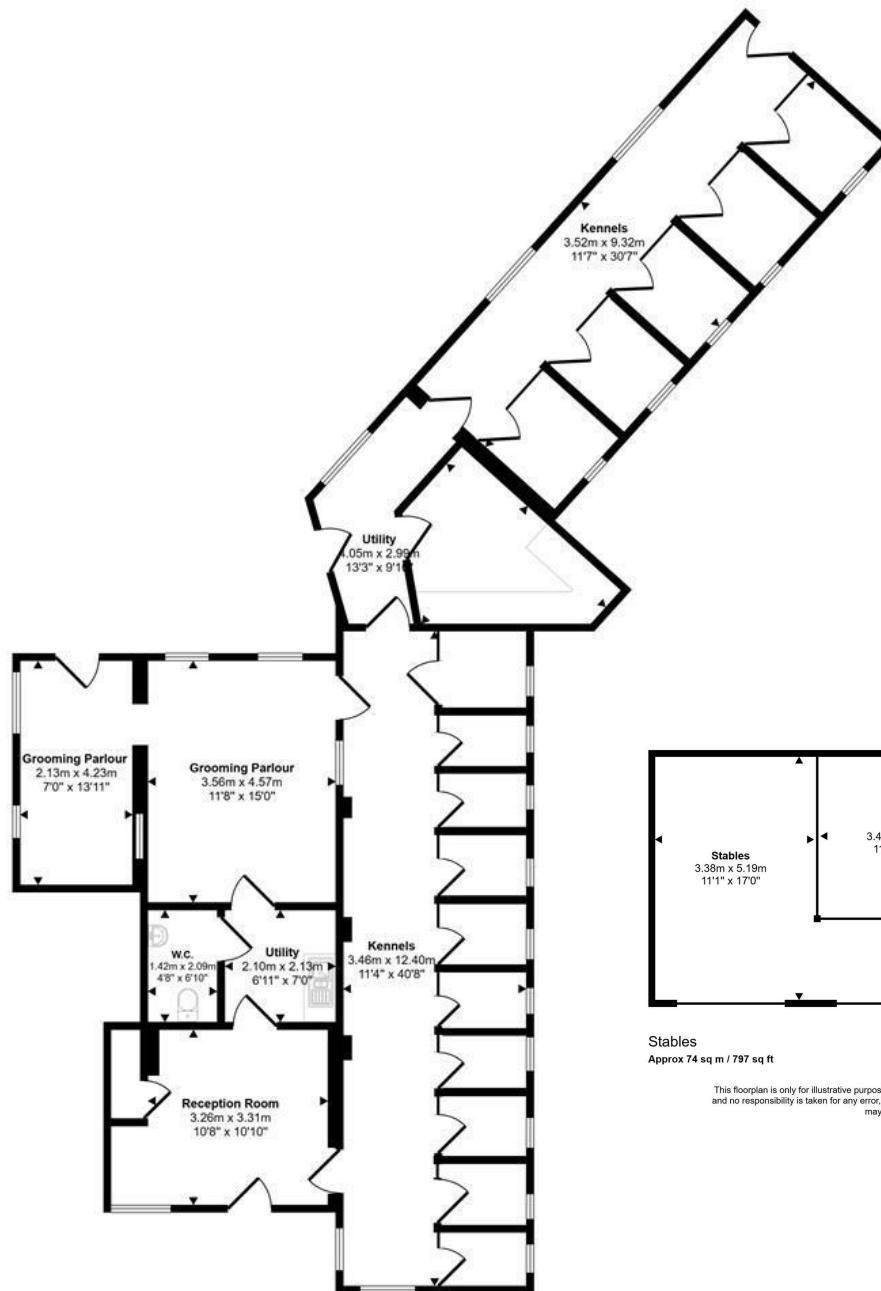
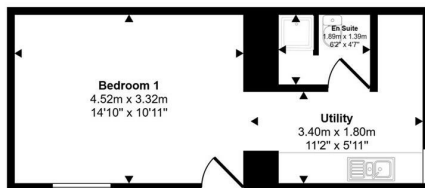
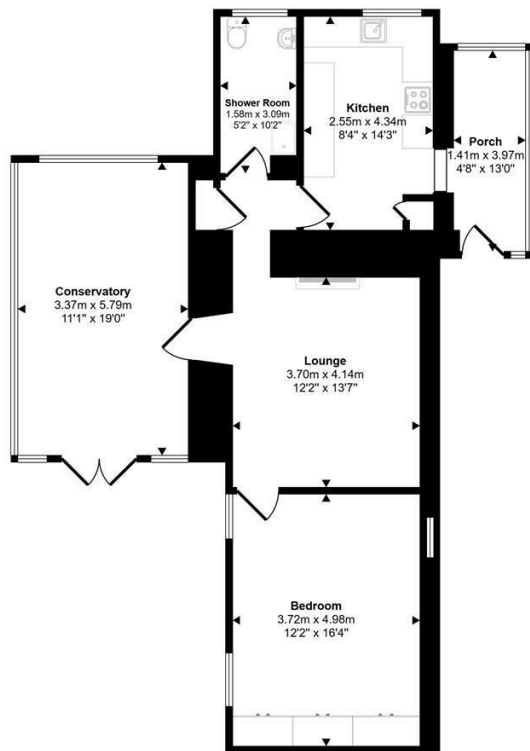
An enclosed garden, bordered by a traditional stone dyke, laid to grass with mature shrubs, trees and a colourful border in spring and summer. There is a sheltered patio area to the side/rear of the property, making this a delightful suntrap in the warmer months and a wooden shed to the rear for additional storage space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		
EU Directive 2002/91/EC		





ANNEXE 25'11" x 10'9"

A one bedroom studio annexe with ensuite shower room benefits from a kitchenette and it's own entrance that would make an ideal AirBnB, alternatively it could be a 'granny' flat for multigenerational living or perhaps staff accommodation.

The current owners frequently have dogs boarding whilst their owners visit Orkney, the annexe could lend itself to offering to those requiring accommodation before travelling there, or simply as a base from which they could explore the NC500.





BOARDING KENNELS 18'0" x 30'6" & 11'1" x 40'8"

Ramsdraigs Boarding Kennels is licensed for 38 dogs and has been trading for 25 years.

The current owners have operated the boarding kennels for the last 5 years, investing time, energy and capital into growing the business year on year, with 2024 being their busiest year to date. Having built a solid reputation, for providing quality care to much treasured family pets of owners from all over the north of Scotland, evidenced by bookings already being taken for 2026. they are now looking towards retirement the current owners are ready for new owners to take the reins.

CCTV has been installed throughout for additional security.

RECEPTION 10'5" x 10'2"

A gated drop off area leads to the welcoming reception area which is a delightful place to meet and greet owners and their pets. With ample space for a desk and seating area, in addition to an accessible visitors WC, this room leads directly to the kennels, or alternatively to the grooming parlour.

KENNEL BLOCK

A well designed kennel block incorporating two blocks of ** stainless steel kennels, with central food prep and storage room. Each kennel has direct access to the large secure exercise enclosure.

The kennel block is heated by oil radiators.





GROOMING PARLOUR 11'5" x 14'9"

The grooming parlour offers any new owner great potential to expand upon this service. Currently only used on an occasional basis there is huge potential for this area of the business to be leased to another as a stand-alone service, or for the new owners to incorporate this into their own services.

Equipment is included in the sale.





AGRICULTURAL BUILDING / STABLES 45'3" x 10'9"

A large agricultural building with electric and water, encompassing three large stables, of composite and steel design plus storage space for hay and bedding.

GRAZING

A number of paddocks surround the property offering well-drained, level grazing suitable for equestrian purposes and other livestock in addition to an area of rough pasture.

CROFT LAND

There are 5.6 acres of croft land with planning permission for an additional two bedroom bungalow available to purchase separately, directly adjacent to the property.





PARKING

The tarred parking area leads directly from the main A9, where there is sufficient parking for four vehicles, with a gated entrance to the drop off area for the boarding kennels.

ADDITIONAL INFORMATION

We are unable to offer viewings on Fridays for this property.

The Cottage is Highland Council Tax Band B

The Annexe is Highland Council Tax Band A

LOCATION

Located between the village of Dunbeath and the community of Berridale, in Caithness, mainland Scotland's most northerly county. An area renowned for its spectacular beauty, rugged coastline and vast open spaces, with Morven, Caithness's highest mountain, ever-present on the horizon.

Endless riding, walking and mountain biking trails on your doorstep, this area attracts a number of those seeking outdoor activities, in addition to those travelling the popular NC500 route (Scotland's equivalent to Route 66) and to John O'Groats.

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



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