



Offers Around
£575,000
(Freehold)

The Pines Guest House
Elgin, Moray, IV30 1XG



A Must View Property Offering Excellent Value for Money



Highly desirable, majestic and immaculate 4-Star VisitScotland Victorian Highland guest house, ideal for the discerning buyer

Prominent trading location within the ever-popular city of Elgin situated close to a wide range of tourist destinations (distilleries, golf courses, castles and beaches)

Easy trading model providing a highly profitable "home and income" lifestyle opportunity

6 exquisite en-suite letting bedrooms plus stylish public rooms

Extensive and attractive owner's accommodation with 2 bedrooms on the ground floor and a further attic bedroom plus spacious lounge, office and conservatory; ideal for an extended family

Set amidst beautiful mature gardens with attractive double-entry drive, varied external storage areas plus excellent off-road parking

DESCRIPTION

The Pines Guest House is a substantial Victorian property with many stunning period features including intricate cornicing and ceiling roses, high skirting boards and ornate fire surrounds. This imposing and impressive property has a large footprint within beautiful garden grounds including mature lawns, an array of attractive trees and foliage. Located only a 5-minute walk from the centre of Elgin, this impressive and elegant stone-built property enjoys a prime roadside frontage directly onto the A96; the arterial route between Inverness and Aberdeen. Operating as a 4-Star VisitScotland guest house, the property has a tremendous and opulent ambience making it a truly standout property. The business offers a warm and friendly welcome where comfort and quality feature highly.

This stunning property is presented in immaculate condition throughout offering new owners a true walk-in operation. The Pines Guest House has 6 beautifully appointed en-suite letting bedrooms and spacious owner's accommodation which combines to provide a lifestyle business proposition and stunning family home. Currently there are 3 bedrooms set aside for private use; new operators could easily adjust the layout to utilise more accommodation for their own purposes or equally bring more rooms into business use generating greater income.

A most attractive aspect of this property is the private access and flexible family accommodation which includes a double aspect lounge, conservatory, kitchen, office, 2 large bedrooms and a family bathroom; all located on the ground floor.

Room 6 on the first floor has the benefit of a bespoke stairway which links with the other private areas of the house and as such could be retained for extended family use if required. This large en-suite bedroom has additional main door access from the public areas of the guest house. A further spacious living area on the second floor provides scope for additional owners living space.

This excellent property with its spacious owner's accommodation, exceptional guest facilities and strong trading performance come together to form an excellent home and lifestyle business opportunity.

REASON FOR SALE

The present owners purchased The Pines in 2009 offering them an enjoyable, rewarding and successful lifestyle to date. It is their planned retirement from the hospitality sector that brings this auspicious home and income opportunity onto the market.



TRADE

Trade is buoyant and the business operates very profitably on purely a bed and breakfast basis. The Pines is open year-round but is not traded to its full potential to suit the lifestyle choices of the vendors who often take break periods at regular intervals. Trade is generated from tourism and business-to-business activity. The bulk of the potential income is generated during the peak tourist season Easter to October.

Many tourists visit Elgin and the broader Moray area for a wide range of reasons including those who travel the 'Whisky Trail', visit historical sites and undertake golfing holidays. Some visit this region purely to enjoy the stunning scenery and coastlines. The business currently trades beyond the VAT threshold, offering 6 exceptionally spacious and well-appointed en-suite letting bedrooms. The guest house has a very good website with its own automated booking page and utilises a number of portal websites to drive trade including Booking.com. Occupancy levels are generally high and the business benefits from regular repeat trade.

LOCATION

The Pines Guest House is situated in a prime location close to the centre of the City of Elgin, highly convenient for guests wishing to walk to the excellent range of nearby shops, restaurants etc. Elgin has a variety of facilities for visitors and sits at the confluence of three major tourism "trails" dedicated to golf, castles and distilleries. Elgin Cathedral was consecrated in 1224 and the City has been Moray's main centre for over 800 years. With a new leisure centre, Johnson's Cashmere Visitor Centre, the Motor Museum and Baxter's of Fochabers not far away there is a wide range of choice and activities for visitors to pursue. The ancient City of Elgin enjoys an ideal geographic location as a base from which to tour both the Highland and Grampian regions of Scotland.

Elgin is the administrative and commercial centre for Moray and has an excellent bus station, train station and a hospital. There is primary schooling in the city and two secondary schools plus Gordonstoun School is approximately 6 miles away for private schooling. The larger cities of Inverness and Aberdeen are within easy driving distance, being 38 miles and 64 miles respectively, both of which have airports and regular daily scheduled flights.

THE PROPERTY

Of traditional construction the Pines is a stand-out, detached Victorian villa, stone built under a slate roof. Set over three floors this is a spacious and highly desirable property set within well-maintained landscaped gardens. The business is well-sign posted and easy to locate.



PUBLIC AREAS / LETTING BEDROOMS

Through mature gardens a crescent tarmacadam driveway leads to the beautiful arched entrance portico which protects the property's main access. The partially glazed outer door opens into the entrance vestibule which in turn has an inner door leading to a spacious reception hallway. To the left is the bright and spacious breakfasting room which has beautiful ornate cornicing, a high ceiling and deep skirtings, all reflective of the Victorian origins of this substantive property. The warming gas fire, double aspect secondary glazing and contemporary downlights are a good example of modern-day comforts merging seamlessly with the character of a stunning period property. Stairs lead up from the reception hallway past beautifully ornate stained-glass windows, to the 6 guest bedrooms configured as follows:

Room 1 - Double with en-suite shower room.

Room 2 - Family (double and single) with en-suite shower room.

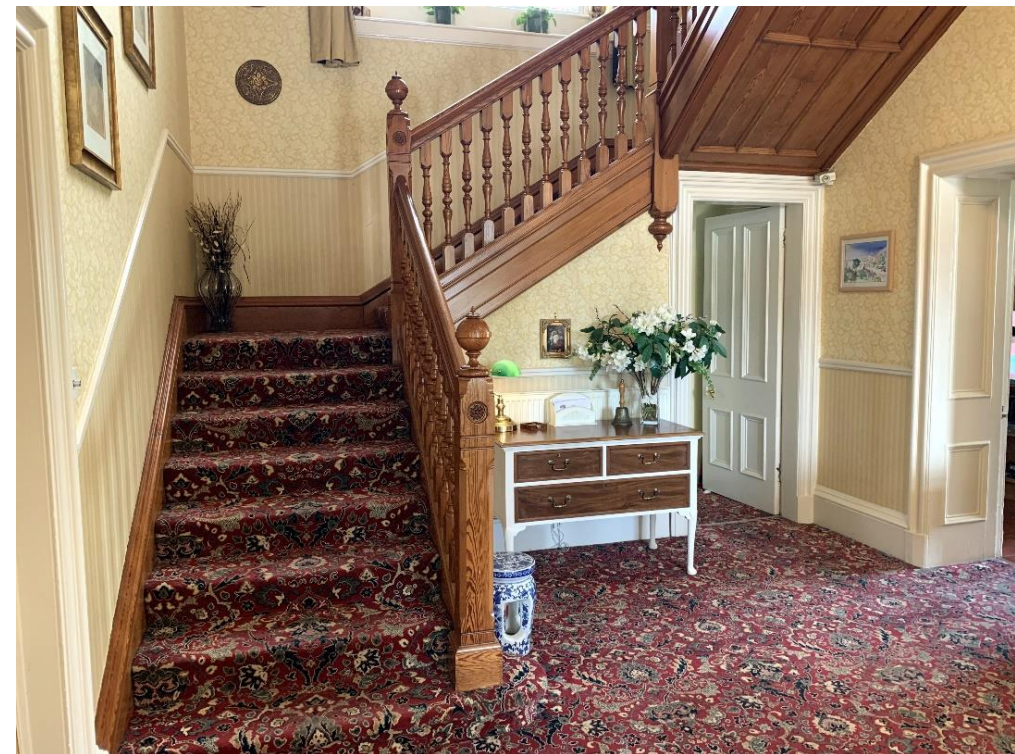
Room 3 - Double en-suite with shower room.

Room 4 - 4-poster bed with en-suite shower room.

Room 5 - Double with en-suite shower room.

Room 6 - Triple with en-suite shower room.

All bedrooms include modern en-suite facilities, are very comfortable, attractively furnished and have central heating, television, radio, hairdryer plus tea / coffee hospitality trays. The bedrooms benefit from generous proportions and have many attractive architectural features. Each room provides furnishings and storage for guest use. The house is Wi-Fi enabled throughout.













PRIVATE ACCOMMODATION

The spacious and private owners' accommodation is a most attractive feature of the business. On the ground floor there is a smart conservatory (with underfloor heating), an office, 2 bedrooms, family bathroom, and extensive lounge with double aspect windows. The house benefits from an excellent modern kitchen and washing-up space. On the second floor is an additional bedroom with W.C. facilities. There is a separate boiler / laundry room and linen store plus there is ample storage throughout. There is little doubt that the house could accommodate an extended family.



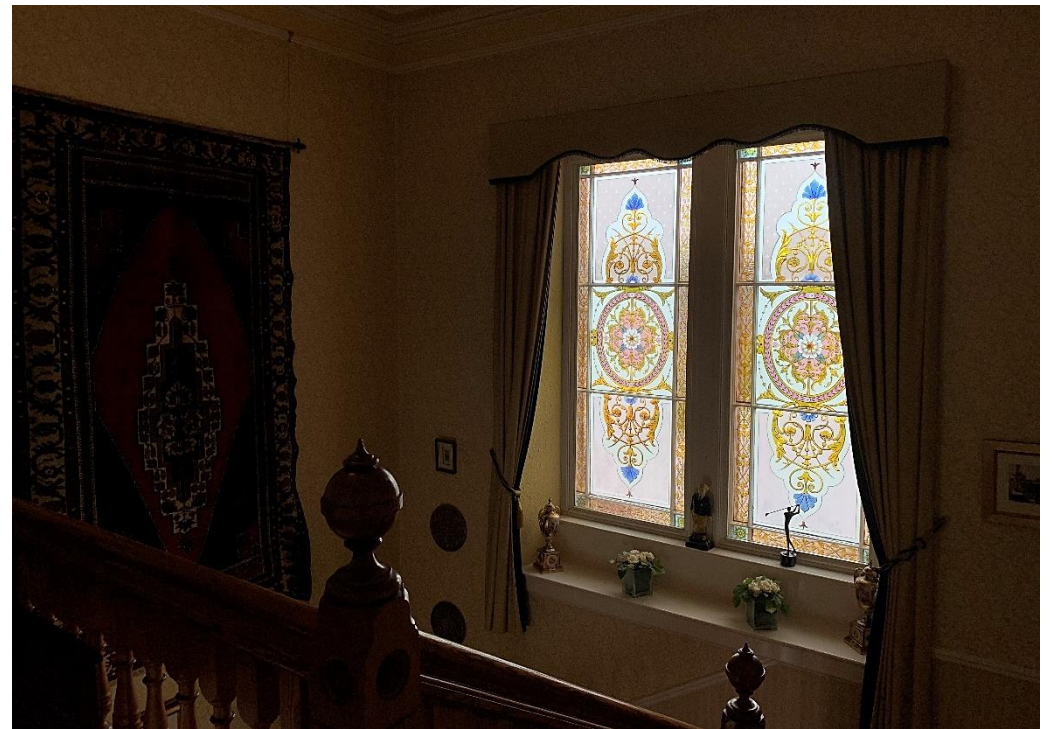


GROUNDS

The Pines Guest House is a substantial property and benefits from a prime roadside trading location in the city of Elgin. There is private owners' parking for 3 cars which is accessed via an electrically controlled gate plus additional guest parking for 8 cars. Attractive mature gardens complement this prestigious property with a secure private rear garden. To the rear of the building there is a covered drying area together with a large workshop, wood store, garden shed, raised planting areas and greenhouse. There is a patio area for private use. The rear aspects of the grounds are enclosed and therefore suitable for pets.







DEVELOPMENT POTENTIAL

Within the present range of accommodation there is scope to increase letting capacity if so desired. There is also some development potential with the accommodation on the second floor. There may also be scope to extend the property, subject to consents.

SERVICES

The property benefits from mains electricity, gas, water and drainage. The house has secondary glazing and gas-fired central heating system. The business is fully fire compliant.

TRADE

The Pines trades to a profitable level from 6 letting bedrooms. Full figures will be made available to interested parties subsequent to viewing.

PRICE

Offers around £575,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

WEBSITE

www.thepinesguesthouse.com

EPC RATING

The EPC rating of the property is 'tbc'.

TITLE

The title number for the subjects is MOR9707.

RATEABLE VALUE / COUNCIL TAX

The business benefits from the Scottish Government Small Business Bonus Scheme and has 100% relief on their business rates (2017) for eligible applicants. The residential council tax is rated at Band 'D'.

FINANCE AND LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

DIRECTIONS

The Pines Guest House is set on the main A96 Inverness to Aberdeen arterial route on the east side of the city; see map insert.

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date if one is set.

VIEWING

All appointments must be made through the selling agents:
ASG Commercial Ltd

17 Kenneth Street, Inverness, IV3 5NR

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