



Offers Over  
**£340,000**  
(Freehold)

**John Ogilvie House**  
Firhill, Alness, IV17 0RX





Substantial property currently operating as a HMO within the popular rural town of Alness

Potential for other uses (bed and breakfast / self-catering) subject to obtaining necessary planning consents

Easily run lifestyle opportunity enjoying year-round trade, set within a 10-minute walk from the Town Centre and close to local amenities

Presently configured to 9 bedrooms (2 with en-suites), 2 further bathrooms, separate W.C., a lounge and 2 large kitchens plus a small kitchen area

Spacious garden grounds extending to circa 0.5 of an acre offering some development potential subject to planning approvals, plus off-road parking

## DESCRIPTION

John Ogilvie House is a substantial property situated in Highland town of Alness, within the ever-popular Ross-shire community. Located within a residential area of the town, the property is a deceptively large building offering flexible accommodation over 2 levels. The current trading platform for the property is as a HMO and though the owner is presently trading, this is not being sold as a going concern. Any new owner wishing to trade as a HMO will have to seek the approvals of the Highland Council to take on this business under a separate licence to operate.

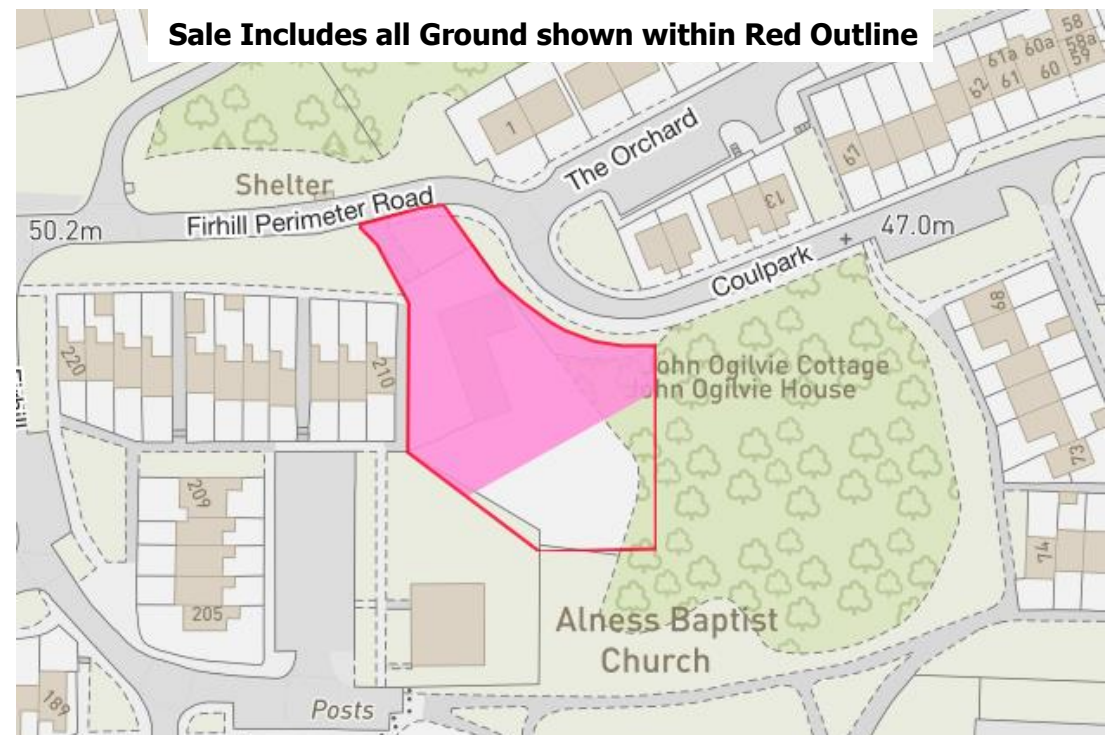
John Ogilvie House was built circa mid-1970 and offers 3 distinct living areas. The first is a self-contained ground floor apartment which has 2 bedrooms with an open-plan kitchen / lounge plus a family bathroom. The remaining ground floor elements comprise of a further 4 bedrooms, a shower room, a utility room and a utility kitchen. The third level is located on the first floor offering a further 3 bedrooms; 2 being en-suite. On this level is a W.C. and a kitchenette.

The fabric of the building is presented in generally good condition. The internal aspects including decorative order and fixtures and fittings are of a standard and condition commensurate with its current functionality. The building is a fully compliant HMO with a modern LD2 fire alarm system and emergency lighting, plus CCTV throughout which is viewable from the manager's accommodation. An attractive feature of this sale is the spacious garden grounds to the rear which offer excellent amenity space but could also be viewed as a possible development opportunity subject to planning consents. The subjects offer off-road parking.

## TRADE

John Ogilvie House currently trades as a HMO, letting 7 bedrooms. There is a separate flat on the ground floor which is currently occupied by the housekeeper / manager. Much of the trade for the HMO is generated via the local authority. Any person wishing to buy the property and seek to operate under its current format will need to liaise with the Highland Council to obtain the necessary permissions. No historic accounts will be available with this sale.

The property would lend itself to uses for other types of accommodation led businesses (B&B or self-catering). Accommodation may need to be altered somewhat but the building offers a great deal of flexibility including ample space for owner's accommodation. Alternatively, it would also make an ideal extended family home with the capacity to segregate areas for separate living.



## LOCATION

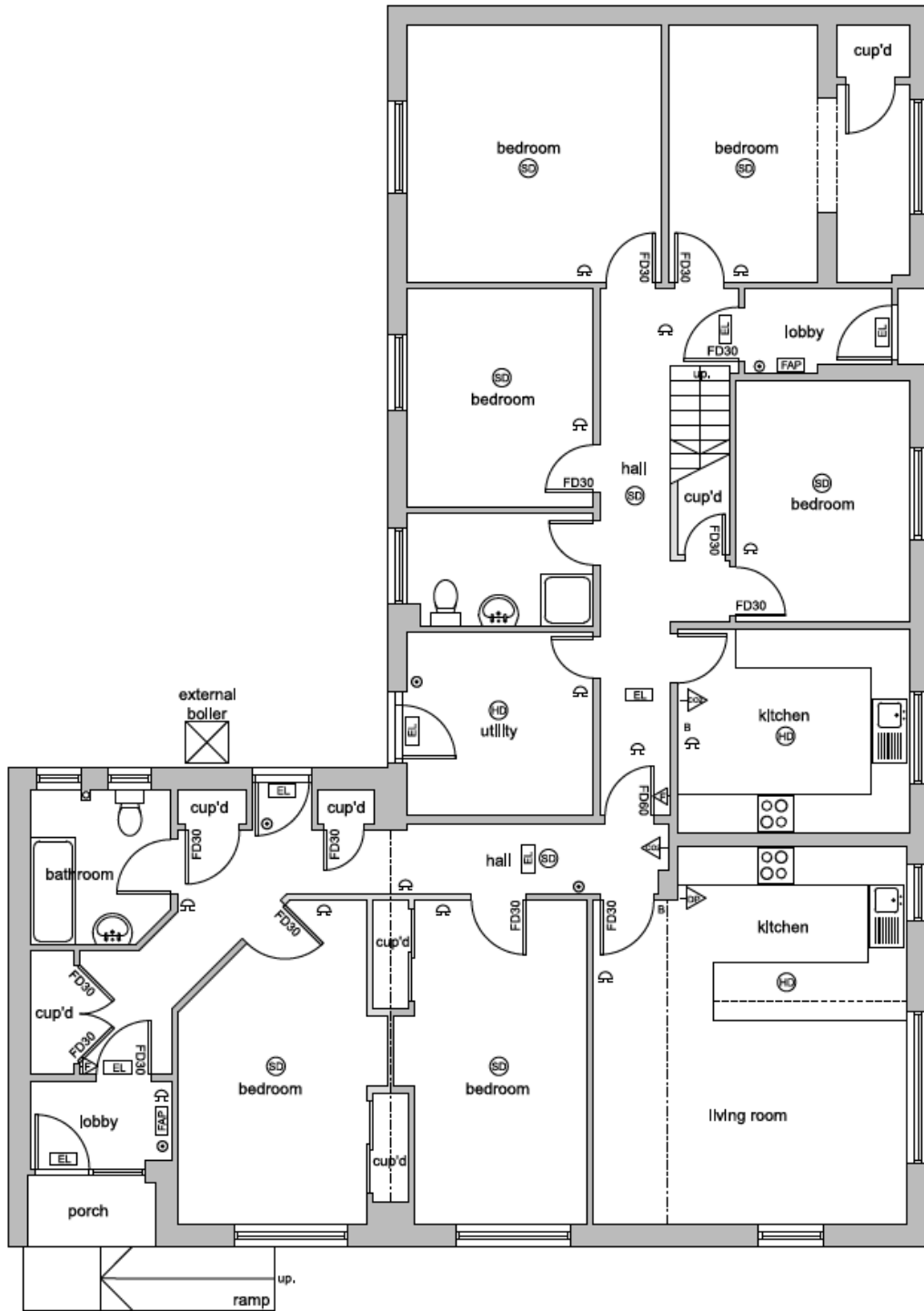
The Town of Alness is set adjacent to the busy A9; the arterial route from Inverness to Thurso. The property is located within walking distance of an excellent range of nearby shops, restaurants etc. Alness is well served with facilities and services. There is ample schooling close by up to secondary level. Inverness has its own university campus and is only a 30-minute drive away. The town is centrally located for exploring the wider Highland area and taking in its many attractions. Inverness, Culloden Battlefield and Loch Ness are all within a day-trip distance. Outdoor pursuits such as bird watching and fishing also draw a great many visitors to the region who take advantage of the abundance of wildlife. Within the Cromarty Firth seals are readily observed and in the Moray Firth dolphins are a great attraction. For the dedicated golfer there are a number of outstanding quality golf courses within the immediate area, the most famous being Royal Dornoch. Castles, potteries and distilleries offer places of culture, interest and history to visit.

## THE PROPERTY

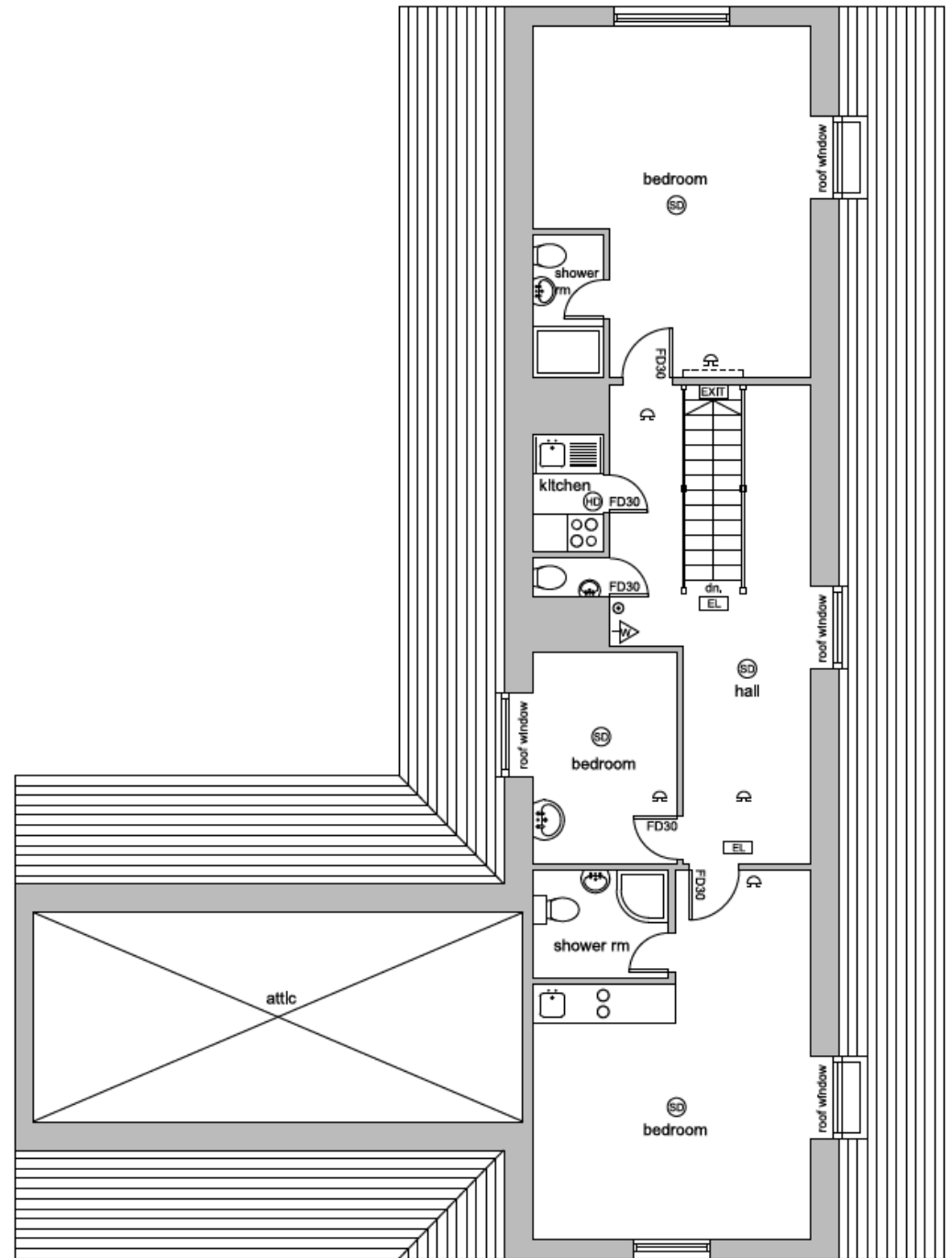
Of modern construction built in the mid-1970's, John Ogilvie House is an attractive detached villa under a pitched tiled roof. Accommodation is laid out over 2 floors and the fabric of the building is in generally good order. Entry to the property is accessed from either a front entrance leading to the managers accommodation plus a side door giving access to all other areas. The plan overleaf shows the general layout of the property.



### Ground Floor Plan



### First Floor Plan



## Ground Floor: Managers Apartment

With a ramp access, the managers apartment has a porch leading to a vestibule and thereafter into an inner hallway. This unit is a 2-bedroom apartment benefiting from a family bathroom. There is an open-plan kitchen / lounge. Throughout this apartment there is ample storage. There is a door leading to the other ground floor areas but controlled from the flat.

## Ground Floor – HMO Accommodation

This area is accessed from the side entrance and via a hallway, from which all 4 bedrooms can be accessed. On this level is a utility room and a separate kitchen. There is a communal shower room.

## First Floor – HMO Accommodation

This area offers 3 further letting bedrooms, 2 of which have en-suite facilities. There is a W.C. plus these rooms also have use of a small kitchenette.



## GROUNDS

John Ogilvie House has a tarmac driveway / path which leads to the pedestrian pavement with a small area of lawned garden to the front aspect. The rear garden grounds are spacious and laid to lawns and shrubs. There is an external storage facility.



## SERVICES

The property benefits from mains electricity, water and drainage, with oil-fired central heating. The property is fully fire compliant. The building is double glazed throughout.

## PRICE

Offers over £340,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items.

## EPC RATING

The property has an EPC rating of 'D59'.

## TITLE NUMBER

The title number for the property is ROS3510.

## PLANS

An indicative plan of the site and the building layout is shown on the pages above.

## DIRECTIONS

See map insert.

## FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality sector. 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.

## VIEWING

All appointments must be made through the selling agents:  
ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR  
T: 01463 714757 (5 lines)  
E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk) / W: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## 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.



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