



Spey Bay Lodges , Spey Bay, IV32 7PJ
Offers Over £750,000

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estateagents

Tremendously exciting investment opportunity for the discerning investor comprising 3 buildings within a double gated half acre plot immediately adjacent to Spey Golf Club and only a few minutes walk to the beautiful beach.

BUNNYHOPS

2 bedroom semi detached split level Bungalow with generous garden and a beautiful outlook over the open countryside. Double glazed and calor gas CH. Ample parking and 1 x Zappi EV charging point.

BEACH BREEZE

2 bedroom (double and family room) House with rear garden (semi detached with Bunnyhops) with upper floor Lounge and Dining Kitchen affording wonderful views over the Golf Course and beyond to the Bin Hill. Double glazed and calor gas CH. Ample parking and 1 x Zappi EV charging point.

COMMERCIAL OFFICE SUITE

Office Suite - (semi detached to Curlew View) comprising Workshop, 4 person office, kitchen and wc facility. Double glazed and calor gas CH. Givenergy Solar System panels and battery. Ample parking 2 x Zappi EV charging points.

CURLEW VIEW

2 bedroom semi detached Bungalow with accessible shower room and generous garden with substantial shed and raised vegetable beds. Double glazed and calor gas CH. Ample parking and 2 x EV charging points

DOUBLE GARAGE

38 square meter standalone high specification double garage with full height inside space suitable for conversion to accommodation.

Of crucial importance is the versatility that Spey Bay Lodges offer in that Curlew View along with the Commercial Office premises could easily become converted to a 4 Bedroom home with large garden with 2 superb AirBnB/holiday let properties on site. Alternatively, the Office could become another separate holiday let.

Spey Bay Lodges have operated as Airbnb for several years with regular increasing income.
Season 2024 income from Airbnb for £46,000
Season 2024 income from office rental £8,400





Bunnyhops

Split level 2 bedroom bungalow with large garden and beautiful open outlook views over the surrounding countryside. Parking and EV charging point..

BH Entrance Hall

7'8" x 3'6" (2.35 x 1.08)

Door to hall, bedroom 1 and four steps up to the :-

BH Kitchen

12'9" x 15'9" (3.89 x 4.82)

Generous and well appointed fitted dining Kitchen.

BH Lounge

16'1" x 15'7" (4.91 x 4.77)

4 steps up to the lovely generous lounge with floor to ceiling glazed windows and door opening into the garden.

BH Bedroom 1

9'11" x 11'5" (3.03 x 3.49)

Double bedroom with window.

BH Passage

2'8" x 5'6" (0.83 x 1.69)

Passageway giving access to :-

BH Bedroom 2

8'7" max x 8'0" max (2.63 max x 2.46 max)

Bedroom with bunk beds and window.

BH Bathroom

5'4" x 6'9" (1.63 x 2.07)

Bath with shower fitted over, vanity with basin, wc and storage.

Garden and Outside

Good sized garden laid to lawn.

Beach Breeze

2 Bedroom two storey house with bedrooms and bathroom on the ground floor and lounge and dining kitchen on the upper floor taking advantage of the outstanding views

Parking and EV charging point.



BB Entrance Hall

11'1" max x 6'7" (3.39 max x 2.01)

"L" shaped hall with cupboard. Accessing both bedrooms and bathroom. Staircase to the upper floor.

BB Bedroom 2

14'3" x 12'11" (4.35 x 3.95)

Double aspect double bedroom.

BB Family Room

18'3" x 16'5" (5.58 x 5.02)

Large bedroom sleeping up to 5 people with double bed, single and bunk beds.

BB Bathroom

6'2" x 8'5" (1.88 x 2.59)

Bath with shower fitted over, vanity with basin, wc and storage.

BB Upper Landing

Landing with cupboard. Door to :-

BB Lounge

20'2" x 13'6" (6.16 x 4.14)

Generous double aspect lounge with dormer picture window enjoying a superb outlook over the golf course towards the Binn Hill. Further Velux window in coombed ceiling. Door to :-

Dining Kitchen

11'10" x 12'2" (3.61 x 3.73)

Dining kitchen with coombed ceiling and Velux window. Full range of fitted units. Ample room for dining table and chairs. Large cupboard with wall mounted boiler.

Garden and Outside

Own separate fenced off garden laid to lawn.

Office Suite

Office Suite comprising hall, workshop, 3 person office, kitchen/office/store and wc.

Has solar panels and and an income of £8,400 in 2024. Parking and 2 EV charging points.

Attached to Curlew View and could easily be converted to a 4th residential property (2 bedroom bungalow) or joined with Curlew View to become a 4 bed/2 bath property.

Office Hall

15'5" max x 6'0" max (4.72 max x 1.83 max)

Workshop

11'5" x 14'9" (3.48 x 4.51)

Generous workshop

Office/Kitchen/Store

9'8" x 10'7" (2.95 x 3.23)

WC

5'5" x 8'0" (1.66 x 2.45)

Was previously a bathroom which could be re-instated.

Office

10'2" x 10'6" (3.12 x 3.21)

Good sized office accommodating 3 people.

Curlew View

2 Bedroom bungalow with accessible shower room, lounge, dining kitchen and large garden.

Parking and 2 EV charging point.

CC Entrance Hall

19'6" x 3'5" (5.95 x 1.06)

CC Lounge

15'8" x 14'4" (4.78 x 4.38)

Lounge with 3 floor to ceiling windows. Door to :-

CC Dining Kitchen

10'5" x 9'3" (3.19 x 2.84)

Double aspect fitted kitchen with full range of units.

CC Bedroom 1

12'0" x 10'4" (3.67 x 3.15)

Double bedroom.

CC Accessible Shower Room

6'5" x 10'5" (1.98 x 3.20)

Accessible shower room complying with building regulations.

CC Bedroom 2

8'10" x 10'5" (2.71 x 3.18)

Bunk bed bedroom with window.

Garden and Outside

Large garden, enclosed and laid to lawn with substantial timber shed and raised vegetable beds. Parking and

2 EV charging points.

Garage

20'7" x 19'9" (6.28 x 6.04)

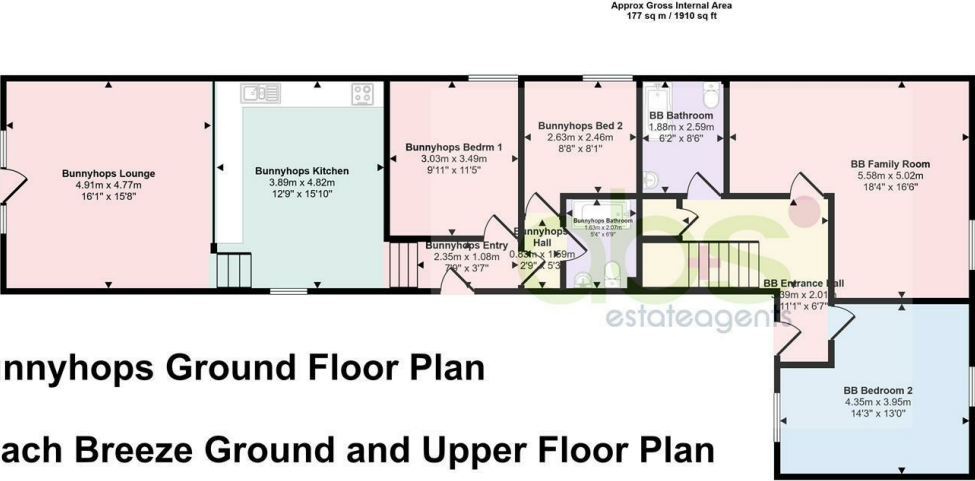
Extending to 38 square meters, large double height garage with an upstairs along with extension and conversion potential.

Fixtures and Fittings

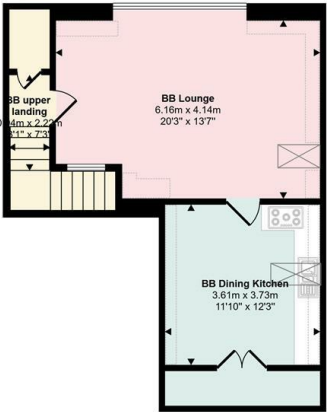
The properties are being sold as seen with the contents insitu (excepting the Office Suite and Garage, of course - the office hardware and equipment plus the cars will be removed).

Home Report

Exempt from Home Report as it is a port folio of properties.



Bunnyhops Ground Floor Plan



Beach Breeze Ground and Upper Floor Plan

Ground Floor
Approx 127 sq m / 1367 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

First Floor
Approx 50 sq m / 543 sq ft



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

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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