

# BANK HOUSE BED & BREAKFAST & BANK HOUSE APARTMENT

## STATION ROAD, FORT AUGUSTUS



**GUIDE PRICE**  
**£720,000**

### FABULOUS BUSINESS OPPORTUNITY

Fully functional business with immediate income potential from Bed & Breakfast and a superb independent Apartment

Independent owners accommodation

6 bedrooms (Five letting rooms) + 1 bedroom apartment

A sympathetically restored Georgian stone built property retaining many original features

Beautifully presented and in immaculate condition throughout

Lovely views towards the Caledonian Canal and shores of Loch Ness, situated just a 5 minutes walk away

Small business discount with 0 rates for letting rooms

Oil Fired Heating / Double Glazing

Beautifully tended private and lawned gardens

Remote controlled double garage with gated access

Additional off road parking



**MCINTYRE & COMPANY**  
**SOLICITORS & ESTATE AGENTS**

An outstanding opportunity to purchase this thriving and highly successful bed & breakfast including independent owners accommodation and adjacent apartment.

## DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring Bank House Bed & Breakfast and Bank House Apartment to the market.

Ian & Sue saw a unique opportunity to snatch their very own little piece of history when they purchased Bank of Scotland House in 2013. The building was built in 1904 for the Bank Manager and his family with the adjacent building being the Bank of Scotland where the Bank operated from until it closed in 2023. Having refurbished, renovated and extended the Bank House, when the opportunity arose to purchase the Bank part they couldn't refuse as this would keep the house as one.

This now imposing detached stone built Bed & Breakfast and its adjacent Apartment have been sympathetically and tastefully refurbished whilst ensuring to keep many of its original features and charm. Its versatile accommodation offers a touch of luxury, space and a warm welcome in the form of 5 letting rooms, private owners accommodation and a charming fully renovated independent apartment.

With tourism being one of the biggest contributors to our local economy operating a successful Bed & Breakfast with independent owners accommodation and the added bonus of an independent apartment can provide a highly desirable and profitable income.

This is an exceptional business opportunity whereby the current owners have established a good reputation with repeat visitors, great reviews and a high occupancy level during the holiday season.

The Bed & Breakfast and Apartment still retain all of the period character and charm of the former Bank. It boasts spacious accommodation all in immaculate, walk in condition that provides a better than home from home experience.

## LOCATION/AMENITIES

Located in the beautiful and tranquil village of Fort Augustus enjoying a truly enviable position by the Caledonian Canal in the Scottish Highlands. The Canal is an impressive 60 mile long flight of locks designed by famous Civil Engineer, Sir Thomas Telford and is a central focal point within the village. Guests at Bank House Bed &Breakfast and Bank House Apartment can sit and watch yachts and canal boats pass by.

Although small, with around 700 residents, Fort Augustus is a very busy and thriving town which is situated on the Caledonian Canal which joins Loch Ness.

The town is a popular tourist destination with lots of attractions and amenities. These include a variety of quaint independent shops, cafes, bars, restaurants, a village hall, a medical centre, convenience store, a petrol station with a well stocked grocery store and excellent primary and secondary schools.

The village is well connected with a reliable bus service to and from Fort William and Inverness City Centre with its airport and city amenities just over an hour's drive.

**DIRECTIONS** **Bank House B&B & Bank House Apartment , Station Road, Fort Augustus, PH32 4AY**  
From Fort William head North on the A82, passing Letterfinlay and crossing over Laggan Swing Bridge. Continue on the A82 until reaching Fort Agustus. At the junction before turning into the village take the first left into Station Road and the B&B is at the end of the road on the left.

### Accommodation:

**Owners:** Lounge-Kitchen-Diner, Shower Room, Double En-Suite Bedroom and Utility.

**Guests:** Dining Room, 5 bedrooms

1 En-Suite Twin, 2 En-Suite King and 2 Singles with private shared Bathroom

**Apartment:** Lounge-Diner, Kitchen, King Bedroom, Shower room and W.C

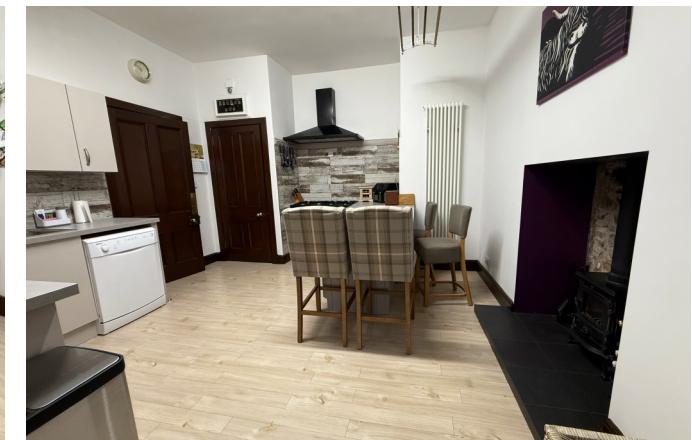
## Owner Accommodation

The owners accommodation benefits from a large open-plan Kitchen-Diner-Lounge that has a slick and modern fitted kitchen complete with integrated appliances and a large breakfast bar. Both dining and living areas have feature woodburning stoves with slate surround. Quality fitted Karndean flooring has been laid predominantly throughout the owners accommodation.



## Reception/Hallway

A delightful entrance porch with mosaic tile flooring that leads into the hallway. A feature in the hallway is the original decorative newel posts that form a grand staircase in rich mahogany wood.



## Kitchen-Diner areas 4.41m x 4.10m

With attractive tiled walls, integrated appliances include double electric oven, 7 burner LPG hob and large extractor chimney. Woodburning stove with recessed log store. Pantry style cupboard.



## Lounge 5.33m x 3.34m

With vaulted style ceiling, beam and velux style windows. Feature woodburning stove with attractive slate surround. French doors lead to the garden where the owners enjoy a private and peaceful spot to take in the views.

Access to utility, shower room and double garage.

## OWNERS ACCOMODATION CONT'D

### Utility/Laundry room 2.92m x 1.78m

Houses the white goods. Multiple storage units, sink and drainer.



### Shower Room 1.78m x 1.25m

Modern shower room with corner shower cubicle with wet wall finish, W.C, wash hand basin, heated towel rail and a mosaic geometric tiled floor.



### Bedroom (Urquhart) 4.16m x 2.87m

Spacious room with recess storage area with shelving. Carpet flooring.



### En-suite 2.52m x 1.10m

Lovely shower room with walk in shower unit with twin rainwater shower head. W.C, Wash hand basin. Laminate flooring and heated towel rail.



### Breakfast Room 4.57m x 4.24m

A beautiful room with original fireplace with tile hearth that houses a woodburning stove. Vintage style radiators and carpet flooring. Large cupboard houses the water tank.



## LETTING ROOMS, ALL ON FIRST FLOOR

Most of the guest rooms enjoy views towards Loch Ness, the 2nd longest and deepest loch in Scotland, situated just a short stroll from the Bed & Breakfast.

Cawdor and Stuart, both single rooms that enjoy beautiful views towards the village, hillside or over the Caledonian Canal. Both single rooms have a private shared bathroom.

**Single bedroom - Cawdor** 2.56m x 2.27m

**Single bedroom - Stuart** 3.20m x 2.24m

## Bathroom 2.18m x 2.18m

A spacious bathroom that provides a shaped bath with shower and side screen over with wet wall finish. W.C, wash hand basin, modern vinyl flooring and a heated towel rail.

## Bedroom - Eilean Donan 4.25m x 3.91m

A spacious twin room with original fireplace, a feature wall, carpet flooring and lovely views. Radiator.

## En-suite 3.23m x 1.21m

Shower cubicle with partially tiled walls and vinyl flooring. W.C, wash hand basin, heated towel rail and vinyl flooring.

## Bedroom - Turret 4.62m x 4.07m

Another very spacious king room with a cosy seating nook set in to the turret wall. With 4 windows you can choose your favourite view, the Caledonian Canal, the rolling hillside or simply enjoy the delightful garden. Carpet flooring.

## En-suite 2.05m x 1.82m

Shower cubicle, W.C, wash hand basin and heated towel rail.

## Bedroom - Dunvegan 4.52m x 4.03m

Large king room with recess storage. Feature fireplace with tile surround. Beautiful views towards the Caledonian Canal. Carpet flooring.

## En-suite 1.92m x 1.43m

Shower cubicle, W.C, wash hand basin and heated towel rail and vinyl flooring.



## BANK HOUSE APARTMENT

This luxuriously spacious one bedroom apartment is fully equipped and tastefully decorated using quality fixtures, and fittings. The interior blend character, comfort and style all in keeping with the apartments period features and charm.

Renovations to the apartment are significant and include a total re-wire, new central heating system, new floors, double glazing, insulated walls, an "A" rated boiler with TRV's, feature fireplace and a fully fitted kitchen to name but a few.

### Entrance Hall / W.C 1.06m x .93m

Features an original functioning safe with shelving. The back of the safe is converted to form a W.C with Wash Hand Basin. Tiled flooring to hallway and W.C.



### Lounge-Diner 4.63m x 4.21m

Spacious characterful room with wood panelling, high ceilings and feature turret wall incorporating windows that look towards the Caledonian Canal.

### Hallway

A small inner hall with sensor controlled light provides access to the kitchen. Large store cupboard.

### Kitchen 2.32m x 2.24m

Modern, fitted kitchen with a variety of wall, drawer and base units. Integrated appliances include, fridge, dishwasher, oven, hob and extractor.

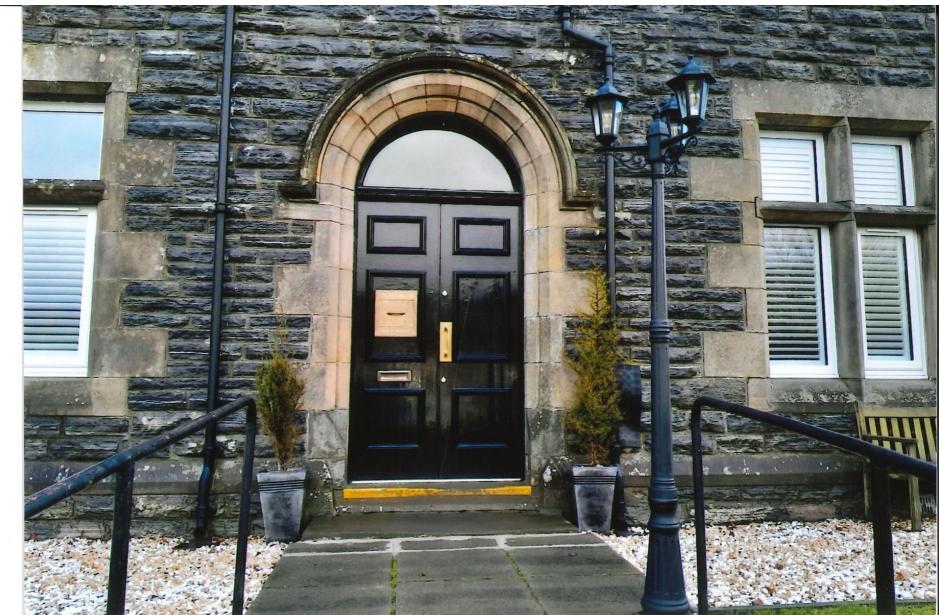
### Bedroom 3.91m x 3.19m

Spacious king bedroom that benefits from lovely views towards the Caledonian Canal.

### En-suite 1.99m x 1.41m

Shower cubicle with wet wall finish. W.C, wash hand basin, heated towel rail and shaver socket.





BANK HOUSE APARTMENT ↑

↓ BANK HOUSE BED & BREAKFAST



## EXTERNALLY

This well maintained garden offers a perfect blend of privacy for the owners and outside space for guests. The rear is for private use only and is predominantly concrete and slabs. The area is used to house the oil tank, timber shed and wood stores. The front and access to both properties is bounded by decorative cast railings with gated access, there is additional gated access for the owners.

### Owners private garden

The owners private garden and double garage can be accessed from the rear or for vehicular access from the tarmac drive at the front. The garden has 2 seating areas, a small rockery, a grassed area and a long drive providing access to the double garage that is remotely operated, there is also parking for several vehicles.

### Guests garden area

Shallow steps and a mono block path leads to the main Bed & Breakfast entrance. The garden is partially walled with lovely cast railings to the front creating an open aspect and providing lovely views towards the Caledonian Canal. The neatly kept lawned garden is surrounded by a variety of small shrubs and mature trees. There are numerous seating areas for the guest to sit and enjoy the outside space.

## MISCELLANEOUS:

**SERVICES:** The property benefits from mains water, electric and drainage.

**ENERGY PERFORMANCE RATING:** Apartment D-60 and Bed & Breakfast G:156.

**TENURE:** FREEHOLD.

## ACCOUNTS:

Full accounting information will be made available to seriously interested parties subsequent to a successful viewing.

**PRICE:** A guide price of £720,000 is sought for the heritable property and its land, complete with goodwill, business content and any onward bookings.

**2025/2026 - RATES:** Currently 0 charge for Bed & Breakfast and Apartment - small business discounted.

**2025/2026 - RATEABLE VALUE:** Bed & Breakfast £9,500 and Apartment £500.

McIntyre & Company,  
38 High Street, Fort William,  
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)

Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

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