FOR SALE

Hotel + Leisure

GRAHAM SIBBALD



Back Track Bothies

Glenfinnan, PH37 4LT

Offers Around £200,000 - Freehold

Find out more at **www.g-s.co.uk**

- **3 Spectacular timber self-catering eco-cabins**
- **Handcrafted, sustainable, easy to maintain**
- **Central location in Glenfinnan with fantastic kerb appeal**
- **Easy walking distance to the iconic Viaduct (Harry Potter Bridge)**
- **Individual 'sitooteries' with firepit/BBQ's; shared outdoor bath**
- **Exceptional properties in turnkey condition (opened 2022)**
- **Site Extending to Half an Acre – Room for Expansion**



INTRODUCTION

Back Track Bothies is situated right in the heart of the popular tourist village of Glenfinnan, known the world over for it's outstanding mountain scenery, links with Bonnie Prince Charlie and the Jacobite Rising of 1745 and, of course, the famous 'Hogwarts Express' Steam train. The Bothies are also a few minutes walk from all of Glenfinnan's other attractions such as Loch Shiel and the 1745 Rising Monument.

In sight of Ben Nevis and nestling closer to various exciting bike trails and walking routes, including the Cape Wrath Trail, these three eco-cabins are the perfect place for guests to base themselves and enjoy everything the Highlands has to offer.

Within a five minute walk to the famous Road to the isles and its beaches - the A830 trunk road connecting Fort William and the ferry port of Mallaig (ferries to Skye) - there are daily bus and train services close by.

Each of the hand-built bothies offer a warm cosy atmosphere, with their own unique character and individual layouts.

Constructed by a local master craftsman from natural materials including sustainably sourced Douglas Fir timber and sheep's wool insulation, as well as living grass roofs, each eco-cabin offers a sitting area with kitchen, a sleeping area, a shower and a composting/no flush loo.

Each bothy also boasts its own private 'sitooterie' where you can relax round the corten steel fire pit/barbecue and experience the dark skies so popular with star gazer. And on those colder nights, the existing electric heating can be boosted thanks to the cosy state-of-the-art Charnwood log burning stoves.

From a business perspective, Back Track Bothies offers a great opportunity to run a lifestyle business in this busy tourist area which now attracts well over half a million visitors annually. Boasting a Green Tourism Award, the property, which has it's own car parking area and reed bed, already benefits from a stellar reputation and loyal customer base, attracting locals and visitors throughout the year.

The attention to detail and charm means the property is attractive to a wide range of customers and is future-proofed thanks to its strong eco-credentials in the fast-growing market for environmental friendly and sustainable stays. The Bothies enjoy year-round bookings and are very popular in winter due to their log burning stoves.

The Times News Article

https://www.thetimes.com/uk/scotland/article/back-track-bothies-review-glenfinnan-highlands-travel-eco-tourism-b9rpt656j?msockid=0b1a4090034d60c238b75757025d61f5

ACOMMODATION SUMMARY

Bothies:-

Clanranald (sleeps 3)

- Double Bed
- Single upper bunk bed

Keppoch (Sleeps 4)

- 2 x Double Beds

Glenandale (Sleeps 4)

- 2 x Double Beds

Outside

- Outside Seating area
- Outside Swedish-bath



TRADE
The Turnover and further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF
There are no members of staff

LICENCE
The premises have their short Term Lets Licence from Highland Council

SERVICES
Mains electricty and water are connected to all properties. There is a septic tank and associated reed bed system which service all three properties

RATEABLE VALUE/COUNCIL TAX
Rateable Value - £4,950 (01-APR-2026)

TENURE
Freehold Interest of the bothies and land

ANTI-MONEY LAUNDERING (AML)
Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.








FIRE BLANKET
Montpellier










BACK TRACK
BOTHIES






THE
GLENLIVET
FOUNDER'S RESERVE
ESTD
1824

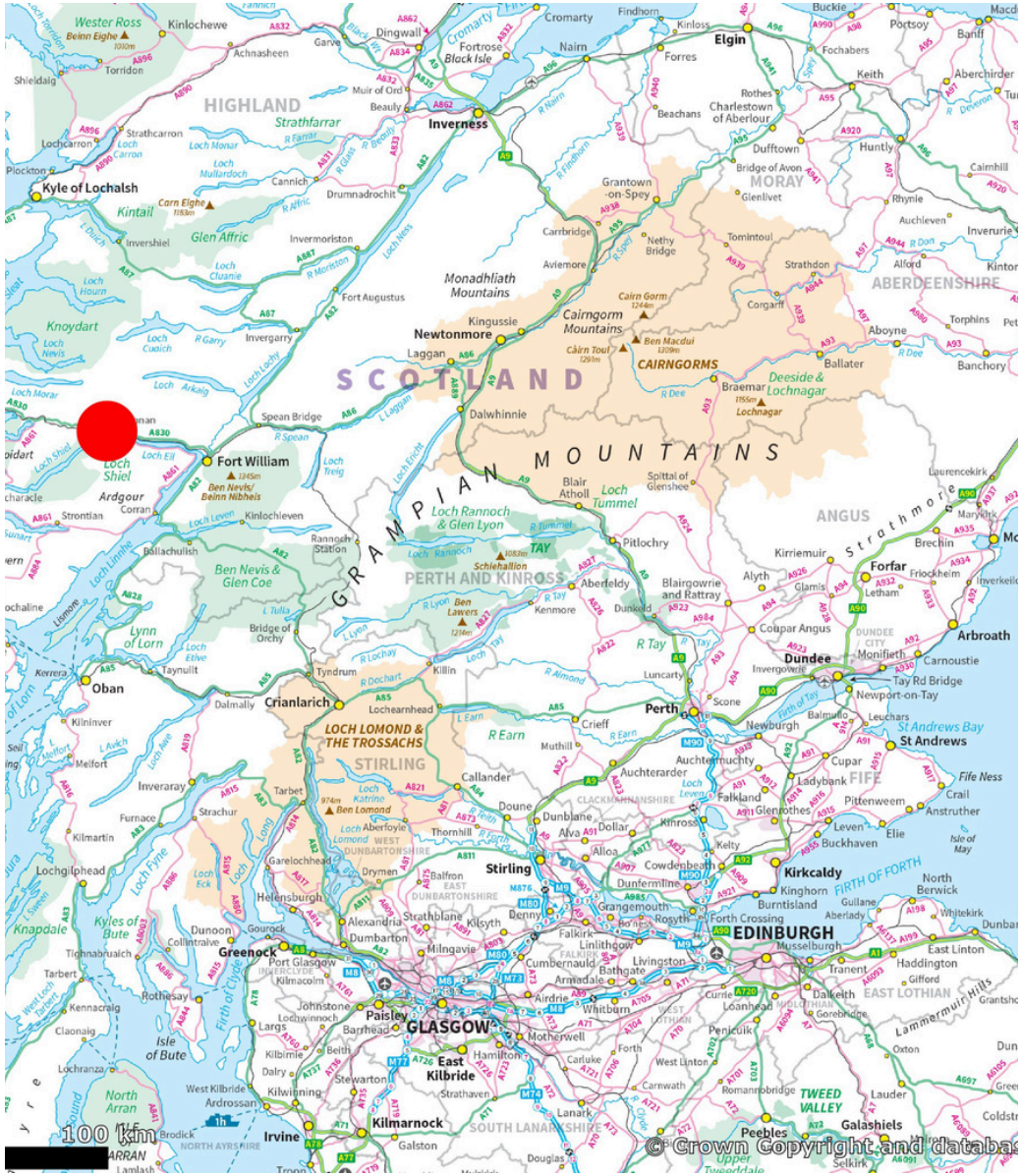

SUMMON
THE OWLS
INVISIBILITY
MODE ON
SWITCH OFF
GROWN-UPS


I
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IN






Glenfinnan
A830
PW
Gleann
Fhionnainn /
Glenfinnan
Eilean Ghleann
Fhionainn
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250 m
500 m
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PRICE

Offers Around £200,000 are being invited for the freehold interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductons if required

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agent at the address below:

To arrange a viewing please contact:

GRAHAM SIBBALD

Graham + Sibbald
40 Torphichen Street Edinburgh, EH3 8JB



KATIE TAIT
Associate - Hotel + Leisure
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Date published: **November 2026**

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