

FOR SALE

Established, Victorian 7-Bedroom Guest House in World Famous Location

 **GRAHAM
SIBBALD**



Morven Guest House

28 West Path, Carnoustie, DD7 7SN

Offers Over £795,000 - Freehold

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

- **Established, Victorian 7-Bedroom Guest House in World Famous Location**
- **Enviably Elevated Position Offering Stunning Views across the Tay Estuary to St Andrews**
- **Fantastic Large, Private Garden Grounds**
- **Substantial Owners Accommodation**



INTRODUCTION

The Morven Guest House is located in the famous championship golf town of Carnoustie, in Angus. Carnoustie has hosted The Open Championship 8 times on the Championship links course, making the location world famous. Although, there is more to Carnoustie than golf. The seaside town is steeped in history and heritage, with beautiful sandy beaches and coastal paths attracting visitors looking for a relaxing get away.

The Morven Guest House is located on West Path, with an enviable elevated position offering stunning views across the Tay estuary to St Andrews and along the north coastline of the East Neuk of Fife. Set within spacious and tranquil grounds the Victorian property offers a range of high standard letting accommodation. The Morven Guest House prides itself on a rest and relax atmosphere which is only enhanced by the external grounds. Within the large garden grounds there is a raised patio to take in the fantastic views.

There is also a large owners flat located at basement level comprising a double bedroom with ensuite; additional double bedrooms; walk-in wardrobe & lounge.

Since purchasing, the current owners have conducted a vast amount of refurbishment and upgrade works throughout the property. Now offering high quality, stylish and comfortable accommodation and amenities to its guests.

The availability of the Morven Guest House offers a wonderful opportunity for buyers to acquire a high-quality, established, guest house in a world-famous location with scope to further develop the business through the potential to expand the wedding venue aspect.

THE PROPERTY

The Morven Guest House in an impressive property and was built in the early Victorian period. The property is split over basement, ground, first and second floors accessed from the main entrance door on private driveway.

ACCOMMODATION SUMMARY

The front of the guest house, accessed off West Path via a private driveway, leads into entrance hallway. The accommodation can be summarised, briefly, as follows: -

Public Areas:

- Entrance Vestibule & Hall
- Breakfast Room (26)
- Private Dining Room (16)

Letting Accommodation:

7 letting rooms to sleep 14
6 bedrooms are ensuite; 5 x bath with shower over & 1 x shower over
The single room at the top floor that does not have an ensuite.

Owner's Accommodation

Located at basement level

- Ensuite Double Bedroom
- Lounge
- Bedroom
- Walk-in Wardrobe
- Cellar

Service Areas:

- Kitchen
- Bottle / Spirit Store
- Range of Stores
- Bar

Outside

- Ample Car Parking
- Large Garden Grounds

TRADE

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.





WEBSITE/RATINGS

<https://morvenhousecarnoustie.co.uk/>

Booking.com - 9.5 Exceptional

TripAdvisor - 5.0 Excellent

Trivago - 9.7 Excellent

Hotels.com - 10 Exceptional

Agoda - 9.6 Exceptional

SERVICES

Mains gas, electricity, drainage and water. Gas fired central heating.

ENERGY PERFORMANCE CERTIFICATE

Morven Guest House — EPC Rating — TBC

The EPC is available upon request.

RATEABLE VALUE

Morven Guest House: £10,000 - Effective (1st April 2026)

Current:

Residential Apportioned - £4000

Non-Residential Apportioned - £6000

TENURE

Heritable (Freehold) / Outright Ownership

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

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 introductions if required.











PRICE

Offers Over £795,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

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 agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

To arrange a viewing please contact:



PETER SEYMOUR

Senior Director - Hotel + Leisure
peter.seymour@g-s.co.uk
07967 551 569



KATIE TAIT

Associate - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **June 2026**

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.