



- Family-run guesthouse and glamping retreat in central Aviemore.
- Licensed for 16 guests in the house and 8 in the glamping pods (valid to Nov 2027).
- Main house includes four ensuite letting rooms plus private owner's accommodation.
- Four luxury glamping pods with shared bothy, each sleeping two guests.
- Large 1,227 m² plot close to pubs, restaurants, and transport links.
- Strong trading reputation with a VisitScotland 4-star rating, AA inspection, TripAdvisor awards, and high ratings.
- Repeat business including tour partners and walking groups, good social media presence.
- Run by owners with support from two casual staff.
- Owners selling after more than 7 years to relocate for family commitments.
- Aviemore offers strong amenities, transport links, and year-round outdoor activities.





Description

Eriskay is a charming, family-run guesthouse and glamping retreat set within a peaceful cul-de-sac in the heart of Aviemore, offering an exceptional lifestyle and business opportunity within the Cairngorms National Park. The business has 2 short term letting licenses, one for 16 guest, home sharing, and second license for 8 guests, secondary letting.

The property comprises a detached house with four well-appointed ensuite letting rooms, alongside a private, self-contained owner's accommodation featuring a further ensuite bedroom, comfortable lounge, and a secluded patio with pergola. Licensed for up to 16 guests (valid until November 2027)

Complementing the main house are four attractive glamping pods, each with its own deck, and access to a shared bothy equipped with cooking facilities and sociable seating space. Licensed for up to 8 guests (valid until November 2027).

Set on a generous plot of approximately 1,227m², this unique property provides an ideal base for exploring the wider Highlands, with Inverness, Fort William, Loch Ness and the Isle of Skye all within easy reach. It also enjoys a prime position just a short stroll from Aviemore's vibrant selection of pubs, restaurants and transport links.

Trade

The business places strong emphasis on supporting local suppliers, ensuring a consistent standard of fresh, high-quality produce. Guests can enjoy an optional, wholesome breakfast with a generous selection, providing an excellent start to the day. The property has been AA quality inspected, VisitScotland 4-star rated and benefits from an outstanding trading reputation, evidenced by TripAdvisor Travellers' Choice awards from 2021 to 2025. With an impressive 4.9 rating and an exceptional 9.5 score on Booking.com, the business is consistently ranked among the top three in Aviemore on the platform.

The business enjoys a high level of repeat custom and has established relationships with tour operators providing bookings from across the world as well as regular walking groups. This provides a reliable and consistent income stream. It also benefits from an active and growing social media presence, supporting ongoing marketing and guest engagement.

Profitable business which offers clear potential for future growth and increased revenue.





Staff

The business is run by the owners with the support of two loyal casual staff members, each with four years' service, providing flexible assistance.

Reason For Sale

After owning and running for more than 7 years it is the owners desire to relocate due to family commitments.

Location

Aviemore is a vibrant Highland town at the heart of the Cairngorms National Park, renowned for its stunning natural surroundings and year-round outdoor activities. It serves as a gateway to the Cairngorm Mountains, offering opportunities for hiking, mountain biking, climbing, watersports on nearby lochs, wildlife watching, and winter sports.

The town also boasts a wide range of amenities, including pubs, restaurants, shops, and excellent rail and bus connections, making it both a popular destination for tourists and a convenient base for exploring the wider Highlands.

Aviemore falls within the catchment areas for Aviemore Primary School and Kingussie High School, making it an attractive location for families as well as visitors.

The town benefits from strong transport links to other parts of Scotland, including Inverness, Fort William, the Isle of Skye, and Loch Ness, making it an ideal hub for exploring the region. Its combination of scenic beauty, outdoor adventure, accessibility, and strong local amenities has cemented Aviemore as one of Scotland's most sought-after destinations.



The Property

Eriskay House is a charming, single-story contemporary home, built around the mid-1980's under a pitched tiled roof, with the front clad in larch to harmonise with the nearby glamping pods. The spacious reception hallway leads to a bright lounge and dining area, the kitchen through which access is gained to the owner's apartment, laundry/utility room, the guest lounge, and a corridor leading to the ensuite letting bedrooms.

Guest Lounge

The south-facing room is bright and spacious, with a welcoming layout that encourages both relaxation and socialising. Its double-aspect windows fill the space with natural light, highlighting the warm tones of the flooring and soft furnishings. The wood-burning stove provides a cosy focal point, while the high ceilings and open-plan design create an airy, open feel. Practical features, including the service unit and breakfast tables, enhance the room's functionality without compromising its inviting atmosphere.

Kitchen

The kitchen is well laid out and versatile, suitable for both commercial and residential use. It features a classic Belfast sink, three ovens, a semi-commercial dual Air Fryer and a gas hob with extractor, combining functionality with style. A breakfast bar with stools offers a casual dining or entertaining spot, while the herringbone wooden floor adds a timeless, elegant touch throughout the space.





Laundry/Utility Room

The laundry/utility room features an external door for convenient access, Miele appliances, and ample shelving for storage. An open cupboard provides easy organisation for linens.

Letting Bedrooms

All rooms in the property are heated, en-suite, and stylishly decorated with an inviting AfriScot feel.

The Red Squirrel Family Room sleeps four, with a double bed and two single beds.

The Highland Coo Twin Room accommodates two guests with two single beds, while the Stag Double Room features a comfortable double bed for two.

Every room includes an en-suite bathroom with fresh towels, shampoo, body wash, and hand soap. Guests also enjoy a hospitality tray with complimentary tea and coffee, a kettle, and coffee machine, along with Freeview TV and free fibre WiFi, ensuring both comfort and convenience throughout their stay.

Communal Bathroom

The communal bathroom is beautifully designed to a high standard of finish, featuring both a bath and a separate shower. Finished with elegant wet walls and a heated towel rail, it combines style and practicality, creating a luxurious and welcoming space for use when a shower does not meet the guests' requirements.





Owner's Accommodation

The owner's accommodation is accessed via the kitchen, offering complete privacy and the potential to function as a fully self-contained apartment. It features a spacious lounge with patio doors which open onto a sunny private patio, a double bedroom with double-aspect windows, and an en-suite shower room.

Summer House

Situated just outside the utility room is a spacious wooden summer house with a covered pergola. The large, carpeted building is fully equipped with electrics and is currently used as an occasional owners bedroom. It offers a versatile space that could easily be enhanced for additional comfort or used for extra storage.



Glamping Pods

The property includes four luxury glamping pods, each perfectly designed to maximise space while providing comfort and privacy. The pods are "clinker" built. All pods are heated, en-suite, and sleep up to two guests, with flexible double or twin bed configurations. Each pod features a wet-room with a shower, toilet, and basin, with towels and complimentary toiletries including shampoo, body soap, and lotion provided. Guests also enjoy a hospitality tray with complimentary tea and coffee, a kettle, coffee machine, bar fridge, Freeview TV, Bluetooth speaker, and free WiFi. Each pod also has their own BBQ.

The pods are self-catering, with access to a communal BBQ and Bothy equipped with a convection microwave, toaster, kettle, fridge/freezer, 2 ring cooker and dining area. Each pod also has its own BBQ and bespoke log bench seating outside, providing a perfect space to relax and enjoy the lawned surroundings. Access is via a gated entrance at the bottom of the drive, with ample parking in a designated area.

The pods offer excellent potential as an income-generating addition to the main property.

Bothy

Glamping guests also have full use of the Bothy, a charming communal space furnished with tables and chairs. It features a sink and work-top area, along with a microwave, toaster, and other practical facilities for those who prefer to prepare meals on-site. Guests can also access a selection of maps and local information to help plan their stay and make the most of the beautiful Highland countryside. The Bothy is particularly popular with groups looking to relax and unwind together after a day of activities.





Grounds

The property is accessed via a shared private lane and has a gravel drive with plenty of parking. The grounds are laid out with a semi-circle of glamping pods and a bothy in the centre. There is also an EV charger on site. A bike rack is provided, along with a dedicated space to jet wash bikes.

Services

The subjects benefit from mains electricity, gas, water and drainage. The Guest House is equipped with 44 roof-mounted solar panels with an inverter, enhancing energy efficiency, lowering operating costs, and providing strong environmental credentials. The property is double glazed and has electrical storage heaters. High speed Wi-Fi is available throughout.

Accounts

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

Licence

The business registered for home sharing and authorised to accommodate up to 16 guests with licence number HI-70497-F and up to a further 8 guests as secondary letting in the pods under licence number HI-70498-F.

EPC Rating

The EPC rating for Eriskay House is G (216), Reference 9150-3828-5080-0200-1205.

Title Number

The title number is IV42974.



Rates / Council Tax

Eriskay House has a rateable value £17,600 as at April 2026, property reference number 07/04/155562/7. This is made up of £4,400 residential apportionment and £13,200 non-residential apportionment. A Council Tax Band B (reference number 07/04/155561/0) is payable for the residential accommodation.

Please note the business may benefit from a discount under the Small Business Bonus Scheme for eligible businesses.

Website

The business enjoys a web presence at <https://eriskay-aviemore.co.uk/> and it also benefits from an active and growing local following across Facebook, Instagram and TikTok, supporting ongoing marketing and guest engagement.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

Offers Over £779,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

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

Directions

See location map. What3words reference is [///stitching.haven.ballparks](https://www.what3words.com/#!/stitching.haven.ballparks)

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: 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, should one be set.

