

**FOR SALE**

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



**Morven Guest House & The Brae Restaurant**

28 West Path, Carnoustie, DD7 7SN  
Offers Around £950,000 - Freehold

Find out more at [www.g-s.co.uk](http://www.g-s.co.uk)

- **Established, Victorian 7-Bedroom Guest House & Restaurant in World Famous Location**
- **Enviably Elevated Position Offering Stunning Views across the Tay Estuary to St Andrews**
- **Newly Opened Restaurant Area; Popular with Locals**
- **Fantastic Large, Private Garden Grounds**
- **Substantial Owners Accommodation**



## INTRODUCTION

The Morven Guest House & Brae Restaurant 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 plus the new addition of The Brae Restaurant which opened in early 2025. 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 & Brae Restaurant offers a wonderful opportunity for buyers to acquire a high-quality guest house in a world-famous location with scope to further develop the business through the new addition of the restaurant as well as expand the potential wedding venue aspect.

## THE PROPERTY

The Morven Guest House & Brae Restaurant 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
- The Brae Restaurant (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.

## STAFF

TUPE regulations will be applicable to all staff.

## 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 & The Brae Restaurant — EPC Rating — TBC

The EPC is available upon request.

## RATEABLE VALUE

Morven Guest House & The Brae Restaurant:

### Current:

Residential Apportioned - £3,600

Non-Residential Apportioned - £5,400

### Proposed:

Residential Apportioned - £4,000

Non-Residential Apportioned - £6,000

## TENURE

Heritable (Freehold) / Outright Ownership

## EXCLUSIONS

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

## FINANCE/BUSINESS MORTGAGES

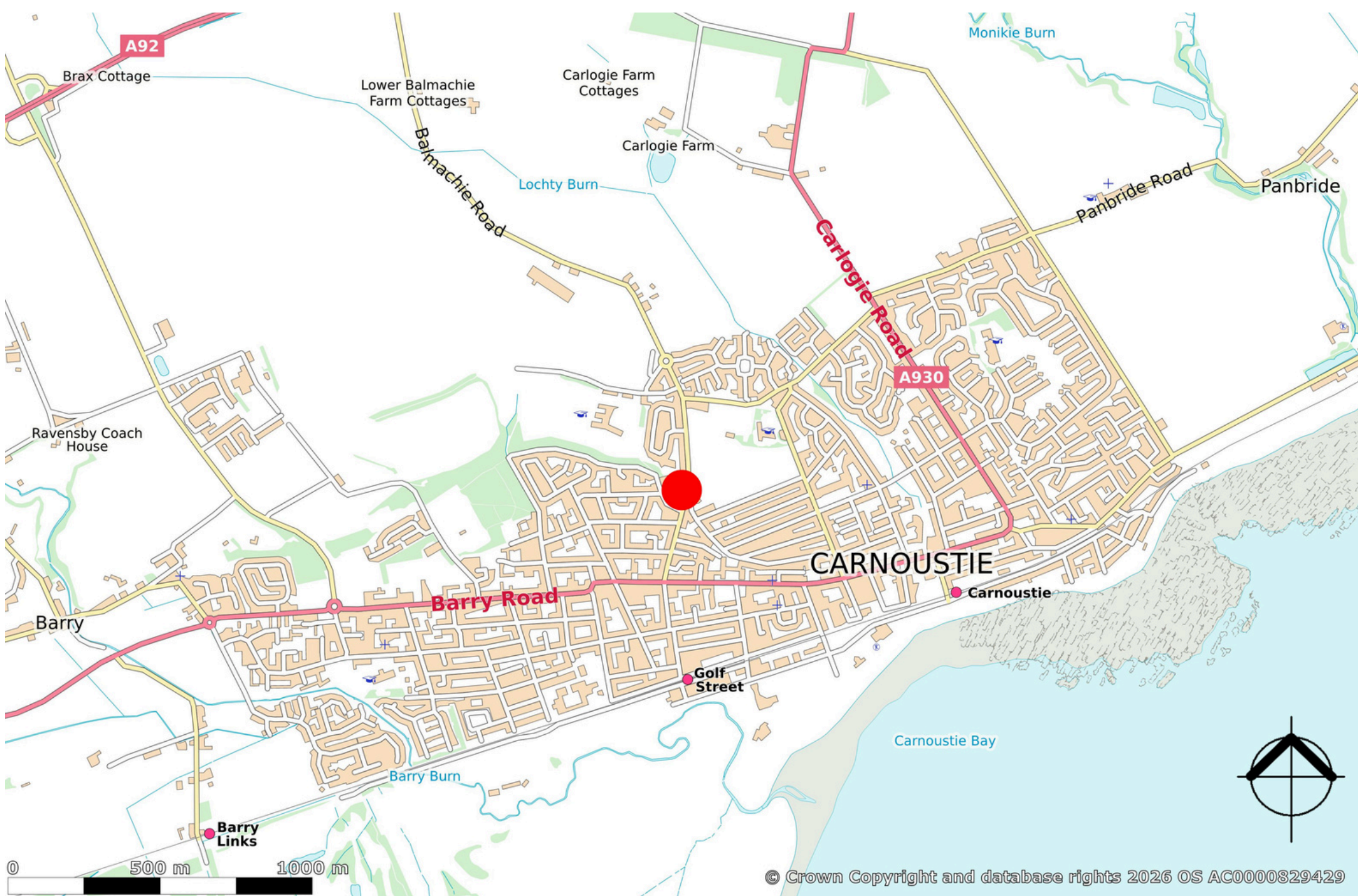
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.











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## PRICE

Offers Around £950,000 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

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07967 551 569



### KATIE TAIT

Chartered Surveyor - Hotel + Leisure  
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