



Guest Entrance



Guest Lounge



- Attractive 4 Star Guest House within the ever-popular city of Inverness
- Featured among the Top 10 Guest Houses in Inverness on TripAdvisor
- Prominent trading location on a major arterial route
- Easy-to-operate business with excellent profitability
- Six immaculate boutique style letting bedrooms
- Two bedroom owners' accommodation
- Licenced for 12 guests
- Opportunity for further development
- Ample off-road parking plus public parking close-by





Description

Avalon Guest House is a deceptively spacious and beautifully appointed property, ideally situated on the residential side of Glenurquhart Road—Inverness's main arterial route to the west, leading toward Drumnadrochit and beyond.

Boasting a substantial footprint, this impressive property is a must-see for anyone seeking a large home with excellent business potential in one of Inverness's most desirable areas.

Presented in exceptional condition, Avalon offers an ideal opportunity for new owners to operate a thriving hospitality business while enjoying a generous and comfortable private residence. The accommodation comprises six letting bedrooms, five of which feature en-suite facilities, with the sixth benefitting from a dedicated private bathroom.

Guests are welcomed into an elegant lounge and a bright, inviting dining room, providing a warm and relaxing environment. In addition to the guest spaces, the property includes a well-appointed two-bedroom owner's accommodation, offering privacy and comfort.

This turnkey business is ready for immediate operation, representing a superb home-and-income opportunity in an outstanding location.

Room 1



Room 2



Trade

Avalon Guest House enjoys a highly prominent trading position on one of Inverness's key access routes, making it both easy to find and highly visible to passing traffic. This thriving 6-bedroom guest house attracts a consistent flow of holidaymakers visiting Inverness and the wider Highlands, with many returning guests thanks to its excellent service and ideal location.

The business currently operates seasonally from April to October and delivers strong profit levels. However, with consistent demand for accommodation throughout the year—including tourism and business-related stays—there is clear potential for extended, year-round trading to increase revenue should that be desired.

Tourism continues to be a major economic driver for Inverness. Visitors are drawn by a variety of attractions including golfing, fishing, hiking, climbing, and exploring the area's rich history and scenery. The property's location—just 10 minutes from Loch Ness—adds to its appeal as a base for exploring the iconic Highland landscape.

Room 3



Marketing is actively supported through a user-friendly website and high visibility on leading online booking platforms. Avalon has earned a TripAdvisor rating of 4.9 (Excellent) and previously held a 4-star VisitScotland and 4-star gold AA rating, reflecting the high standards and attention to detail maintained by the current owners.

With its attractive façade, standout location, and strong business fundamentals, Avalon is not only easy for booked guests to find—it also benefits from valuable walk-in trade from travellers passing by. This rare advantage, combined with excellent online visibility and consistent guest satisfaction, makes Avalon Guest House an exceptional home and business opportunity in the heart of the Highlands.

Staff

The current owners are hands-on operators, both actively involved in the day-to-day running of the business. They have chosen to trade at a manageable level that suits their lifestyle, focusing on providing a high-quality experience rather than maximising occupancy. This approach has proven both sustainable and profitable; while leaving clear scope for incoming owners to scale operations should they wish to grow the business further.

Reason For Sale

The current owners have successfully operated Avalon Guest House for approximately 13 years, during which time they have built a strong reputation and loyal customer base. Having enjoyed many rewarding years in the business, it is their desire to retire that brings this great opportunity for new owners to take over a well-established, turnkey operation with excellent potential for further growth.



Location

The centre of Inverness is a few minutes' walk from the guest house and ideally situated for those either visiting nearby shops and restaurants or working in the city. Inverness has extensive facilities for visitors, boasting numerous golf courses, an excellent indoor swimming complex, cinema, bowling and ample opportunity to enjoy evening entertainment at a range of venues which includes Eden Court Theatre. Nearby Cawdor Castle offers a taste of Scotland's medieval past while Culloden Battlefield and Visitor Centre is an ongoing testament to Bonnie Prince Charlie's final futile attempt to gain the throne in 1745/6. Whether it is a whisky trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish castles, the property is ideally situated to allow guests to undertake their odyssey of the Highlands, being within easy reach of a wide range of visitor attractions. Inverness is a vibrant and growing city and with such expansion comes many opportunities in both commerce and social activities. Such growth benefits established hospitality businesses and ensures a year-round trade.

Inverness is also a popular city in which to live with a vibrant cultural offering and the presence of many social and entertainment venues close-by. The city also has excellent communications links (bus and rail station, with the airport 15 minutes' drive away). Schooling in Inverness is plentiful and the catchment for Avalon Guest House is Central Primary School and Inverness High School. The UHI provides a wide-range of tertiary level courses. The welfare amenities in Inverness are also excellent with a major hospital plus many outreach services.

Room 4





Second Guest Entrance



Room 5



The Property

Avalon Guest House occupies an impressive plot of approximately 839m² on Glenurquhart Road, enjoying a highly visible and well-signposted position on this key arterial route into Inverness. The property is set over one and a half storeys and features a decorative stone façade, rendered exterior, and a tiled roof, all contributing to its attractive kerb appeal.

The building sits side-on to the road, with the main entrance discreetly positioned in a welcoming front porch that includes a striking feature column. A second entrance is located along the side of the property, offering additional flexibility and convenience for guests or owners.

The tarmac driveway provides generous off-street parking for 10–12 vehicles, with sufficient space to comfortably turn a double-decker bus—a rare advantage for guest houses catering for group or tour bookings.

To the rear and side of the property is a fenced, landscaped garden, designed for low maintenance while offering several seating areas that allow guests to relax and enjoy the sun in a tranquil setting.

The building has been sympathetically extended to the rear over the years, blending seamlessly with the original structure to enhance space without compromising character. The property is serviced by gas central heating and a combi boiler system that provides efficient and reliable hot water throughout.

Public Areas

The public areas consist of inner hallways, two entrance vestibules and guest lounge and are all comfortable and spacious.

Letting Bedrooms

There is a total of six letting rooms and they are configured as below:

Ground Floor

Room 1	Small Double	Dedicated shower room	2.69m x 4.77m
Room 2	Small Double	En suite shower room	2.96m x 3.34m
Room 3	King	En suite shower room	4.27m x 3.56m
Room 4	Superior King	En suite shower room	4.63m x 4.21m

All rooms are beautifully appointed and stylishly furnished, exuding a chic boutique-style ambiance.

First Floor

Room 5	Deluxe King	En suite shower room	4.23m x 3.61m
Room 6	Superior Super King	Ensuite shower room	4.65m x 4.17m

The first floor letting rooms are accessed via a staircase at the side entrance and have the potential to be converted into a separate unit. At the top of the stairs, you are welcomed by a spacious landing that leads to both letting rooms and a storage area.





Service Rooms/Areas

Guest lounge	4.87m x 3.65m
Breakfast/dining room	4.94m x 5.09m
Office/ laundry	2.66m x 2.00m
Kitchen	3.68m x 3.48m
Linen Cupboard	0.57m x 0.92m

All service rooms are located on the ground floor and are finished to the highest standard. The kitchen features modern floor and wall-mounted units, a breakfast bar, a five-burner gas hob, a double oven, a boiling water tap and a large extractor hood.

Owner's Accommodation



Owner's Accommodation

The owners' accommodation occupies the entire first floor and is accessed via the main staircase. At the top, a uniquely shaped zigzag hallway provides access to all rooms, adding character and flow to the layout.

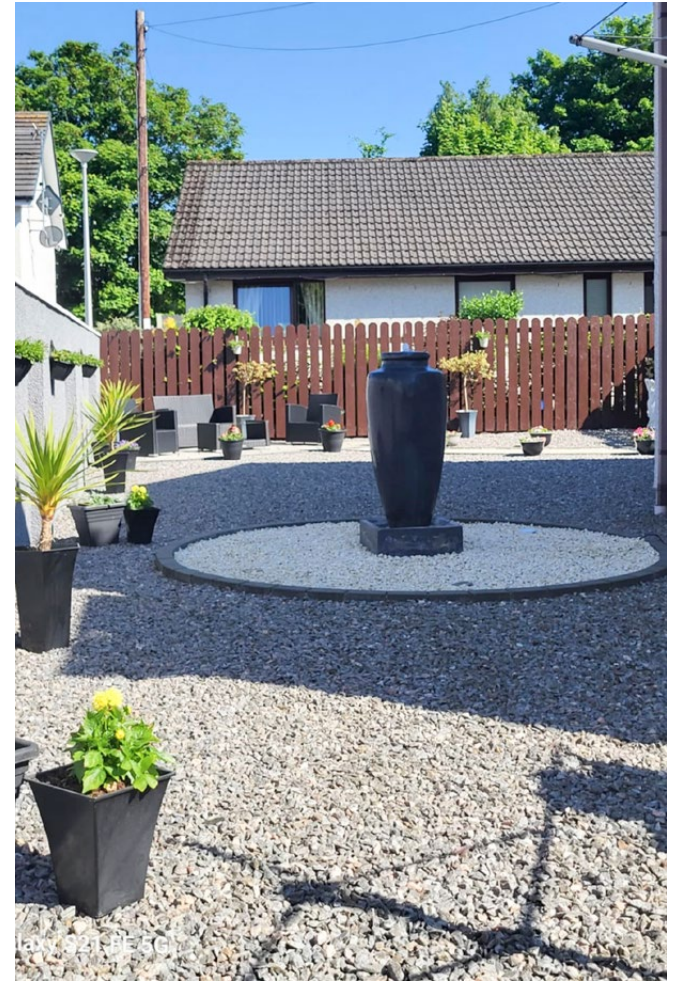
Both bedrooms are exquisitely designed, offering a peaceful retreat. The master bedroom is particularly impressive, featuring a striking double mirrored wardrobe that enhances both space and light. Throughout the accommodation, a charming mix of dormer, Velux, and casement windows allows for varied natural light and views, creating a bright and airy atmosphere.

The spacious lounge is a true highlight, bathed in sunlight from its dual-aspect windows, offering the perfect setting for relaxing or entertaining. The kitchen is sleek and contemporary, fitted with high-quality appliances and thoughtful storage—ideal for both everyday use and hosting guests.

Completing the accommodation is a shower room, designed with comfort and style in mind. It features a large corner shower cubicle, sleek tiling, and built-in storage solutions, making it both practical and luxurious.

Lounge	4.86m x 4.18m
Kitchen	1.87m x 3.54m
Master Bedroom	3.96m x 3.5m
Bedroom	2.99m x 3.27m
Shower room	1.79m x 2.11m







Grounds

Avalon is a substantial and well-positioned property that benefits from excellent signage and occupies a central position within its generous plot. The grounds are enclosed by a waist-height harled wall, complemented by feature columns marking the entrance.

To the right-hand side, there is ample guest parking along with both principal entrances to the property. The left-hand side offers additional dedicated guest parking and features a private gated entrance, primarily used by the owners for convenient access to the kitchen.

A large, practical shed is also located on this side. The property is surrounded by a low-maintenance garden that extends around the left and rear elevations, enhancing privacy and outdoor enjoyment.

Services

The property benefits from mains electricity, gas, water and drainage. Central heating throughout and hot water is gas fired. The property has a fully compliant fire alarm system. The main property benefits from Wi-Fi throughout and the building has full double glazing.

Accounts

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

Short Term Letting Licence

The property has a short-term letting licence for 12 guests reference number HI-50005-F.

EPC Rating

The EPC rating is TBC.

Title Number

The title number for the guest house is INV8590.

Rates / Council Tax

The guest house has a rateable value of £14,350 as at April 2023, property reference number 06/06/344060/1. The non-residential apportionment is £10,850 and the residential apportionment is £3,500. The new owners may qualify for 100% relief under the Small Business Rates Relief scheme, where eligible.

Website

Avalon Guest House has a dedicated website and can be found at <https://inverness-lochness.co.uk/>

Plans

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

Price

Offers over £675,000 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 ///runner.backup.opera

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.

