





- Established and highly profitable guest house in the sought-after Crown district of Inverness
- Nine quality en-suite letting bedrooms with spacious four-bedroom owner's accommodation
- Excellent reputation with loyal repeat guests and outstanding online reviews
- Seasonal trading below the VAT threshold with excellent growth potential
- Private guest parking, attractive gardens and detached garage
- Prime location within walking distance of Inverness city centre
- Gateway to Loch Ness, the Highlands and the North Coast 500
- Turnkey lifestyle business with proven trading history and strong profitability





Description

Atholdene Guest House is a well-established guest house in Inverness's sought-after Crown Conservation Area, just a short walk from the city centre, Inverness Castle, the River Ness, and a wide range of restaurants, cafés, and attractions. Its prime location also offers easy access to Loch Ness, Culloden Battlefield, and the Scottish Highlands, making it an ideal base for both leisure and business travellers.

This impressive Victorian property offers nine well-appointed en-suite letting bedrooms, catering for single travellers, couples, families, and small groups. Complementing the business is a spacious and self-contained four-bedroom owner's accommodation, providing excellent private living space.

The owner's accommodation benefits from two of the bedrooms having en-suite facilities.

The business has earned an excellent reputation for its warm Highland hospitality, consistently high standards of presentation and loyal repeat customer base, offering purchasers a turnkey operation ready to trade from day one. A particular highlight of the guest experience is the renowned homemade Highland breakfast, featuring the owners' famous tattie scones, which have become a firm favourite with returning guests and contribute to the guest house's outstanding reputation for quality and hospitality.

Successfully operated as a family-run business, Atholdene Guest House benefits from strong online visibility, excellent guest reviews, and a proven trading history. The property also offers private guest parking.

Trade

Atholdene Guest House is a highly profitable, family-run business that trades seasonally and currently operates at around 50% capacity, remaining below the VAT threshold while generating strong returns. The business enjoys a loyal base of repeat guests alongside consistent new custom, supported by an excellent reputation, a Food Hygiene Pass, and an impressive 4.7 'Very Good' TripAdvisor rating.

Guests are welcomed with genuine Highland hospitality and a high-quality breakfast prepared using locally sourced produce, including the owners' renowned homemade tattie scones.

Occupying a prime position in Inverness's sought-after Crown district, Atholdene Guest House offers a profitable business with private parking and excellent potential to increase income through higher occupancy or extended trading.

Staff

Atholdene Guest House is owner-operated and managed entirely by the proprietors, with no employed staff. This hands-on approach has ensured consistently high standards of hospitality, presentation, and guest service, while providing purchasers with a straightforward business model that can continue to be owner-run or adapted to suit individual operational preferences.

Reason For Sale

The business is offered for sale due to the current owners' decision to downsize after many successful years of ownership.

Location

Atholdene Guest House enjoys an enviable position within the prestigious Crown district of Inverness, one of the city's most sought-after residential areas. Just a short walk from the city centre, guests have easy access to Inverness Castle, the River Ness, Eden Court Theatre, a wide selection of restaurants, cafés, shops, and transport links.

Known as the Capital of the Highlands, Inverness is one of Scotland's premier tourist destinations, attracting visitors throughout the year. The city serves as the gateway to the Highlands and is ideally positioned for exploring world-renowned attractions including Loch Ness, Culloden Battlefield, Cawdor Castle, the North Coast 500, and the spectacular scenery of the Cairngorms National Park. Outdoor pursuits such as walking, cycling, golf, fishing, wildlife watching, and whisky distillery tours further enhance the area's appeal.

The city's excellent road, rail, and air connections make it easily accessible from across the UK and overseas, supporting a thriving tourism sector and strong year-round demand for quality visitor accommodation. Combined with its desirable location, private guest parking, and proximity to the city centre.

The Property

Atholdene Guest House occupies a site extending to approximately 1,050m² and comprises an impressive detached Victorian sandstone villa with substantial rear and side extensions. The main building is arranged over two storeys and is complemented by a two-storey mansard-style rear extension beneath a tiled flat roof.

The full-length side extension houses the commercial kitchen and associated service areas, providing an efficient operational layout.

Internally, the property offers nine en-suite guest bedrooms on the first floor and spacious four-bedroom

owner's accommodation on the ground floor, providing an excellent balance between business and private living.

An abundance of storage is provided throughout, with numerous cupboards, stores and ancillary areas supporting the efficient day-to-day running of the business.

The property's attractive sandstone façade, elegant Victorian architecture and well-maintained presentation combine to create a distinctive and highly appealing hospitality business in one of Inverness's most desirable locations.

Entrance

A traditional double storm door opens into an attractive entrance vestibule with a glazed inner door and glazed side surrounds, creating a welcoming first impression. Beyond, the elegant entrance hall retains much of its Victorian character, with a staircase leading to the upper floors. A beautiful stained-glass window on the mid-landing floods the stairwell with natural light and provides an attractive period feature, enhancing the property's charm and character.

Breakfast Room

The attractive and welcoming Breakfast Room is a bright, airy space, enhanced by a beautiful double bay window that floods the room with natural light. A real wood floor complements the elegant period features, while a gas fireplace with an attractive wooden surround provides a warm focal point to the room.

The room is comfortably arranged with freestanding tables and chairs, together with a breakfast servery table for efficient service. Original character is further enhanced by inset mirrored shelving and built-in cupboards on either side of the fireplace, creating an inviting dining environment where guests can enjoy the property's renowned Highland breakfasts.



Letting Suites

The first floor comprises nine well-presented en-suite letting bedrooms, offering quality bed and breakfast or room-only accommodation. The guest rooms include single, twin and double with superior options, all non-smoking and equipped with a television and hospitality tray.

Room 1	Double
Room 2	Twin
Room 3	Double
Room 4	Small Double
Room 5	Single
Room 6	Single
Room 7	Superior Double
Room 8	Double
Room 9	Superior Twin





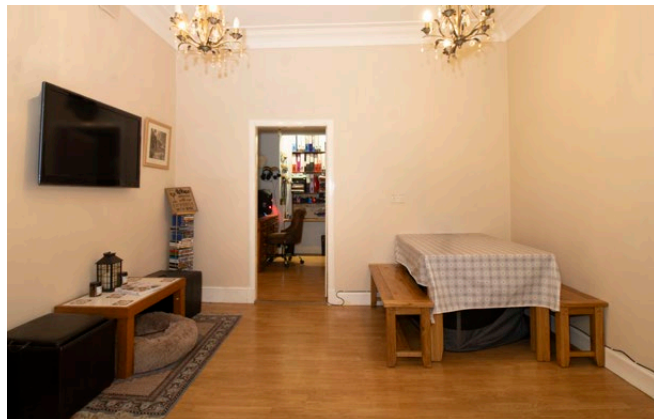
Owners

Accommodation

The spacious ground floor owner's accommodation provides comfortable four-bedroom living, including a generous master bedroom with an en-suite, large picture window and French doors opening onto a private deck. A second bedroom also benefits from en-suite facilities, providing flexible accommodation for family or guests.

A bright lounge with a beautiful bay window creates an inviting living space, while the well-equipped galley-style kitchen features a breakfast bar and is ideally suited to both domestic and commercial requirements.

The accommodation is further enhanced by a owners dining space, laundry room and useful store, together with excellent storage throughout, making it perfectly suited to family living alongside the business.



Grounds

The property enjoys well-maintained gardens to both the front and rear. To the rear is a generous outdoor space comprising a spacious decked seating area with balustrading, together with a lawned garden providing an ideal spot for the owners to relax. A private driveway offers parking for approximately six vehicles and leads to a substantial single-storey detached garage of breeze block construction with a corrugated roof and double doors, providing excellent storage, workshop or ancillary space.

To the front, a neat pathway is bordered by well-kept lawns, mature shrubs and attractive planting, all presented to an exceptionally high standard. An iron gate and railings, complemented by a low stone wall, create an attractive and welcoming frontage that reflects the care and attention given to the property throughout.



Services

The property benefits from mains gas, electricity and water supplies, together with full Wi-Fi coverage throughout the premises.

Accounts

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

Licence

The property benefits from a current Short-Term Let Licence (Licence No. HI-51511-F), permitting operation as a 9-bedroom guest house with a maximum occupancy of 16 guests.

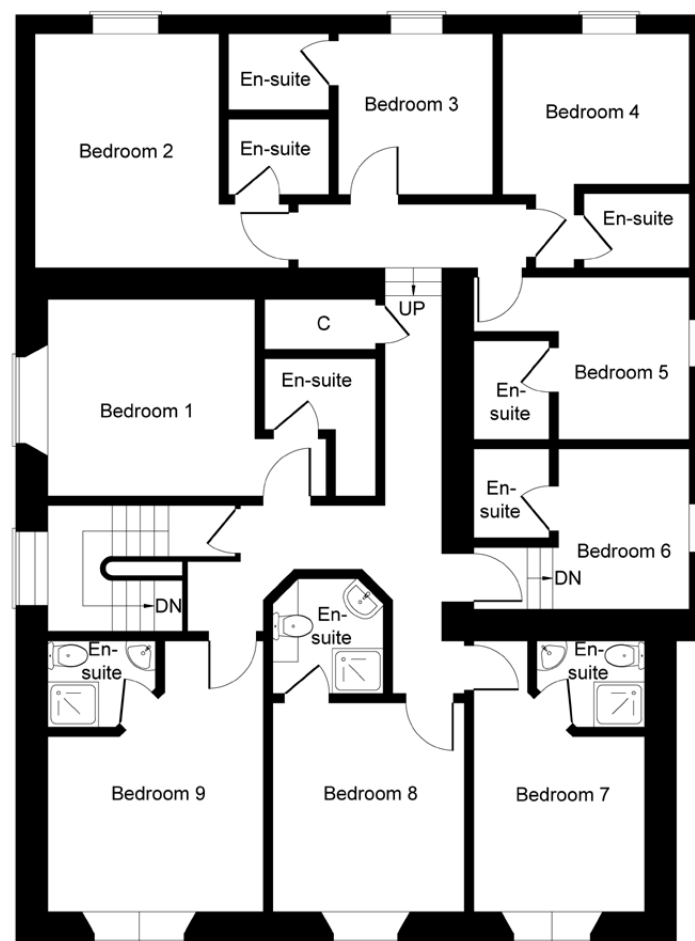
EPC Rating

The EPC rating for the guest house is TBC.





Ground Floor



First Floor

Title Number

The title number for the guest house is INV12771.

Rates / Council Tax

The property has a Rateable Value of £25,800 (effective from April 2026), under Property Reference 06/11/731084/5, which includes a non-residential apportionment of £9,000. The owner's accommodation

is assessed separately for Council Tax purposes and is currently Band D. Eligible occupiers may benefit from rates relief under the Small Business Bonus Scheme, subject to meeting the relevant criteria.

Internet Presence

The business benefits from an established online presence through its own dedicated website, <https://www.atholdene.com/>, together with an active

[Facebook page](#), providing customers with information, online booking facilities, local area details and regular business updates.

Floor Plan

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

Price

A guide price of £895,000 is 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 a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is ///nerve.sleeps.beast

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.

