



Blaeberry House, 11 Ardross Street Inverness, Inverness, Inverness www.cclproperty.com

Blaeberry House

11 Ardross Street

Inverness

Traditional Victorian Guest House
Wonderful Location
4 Letting Rooms
1 Bedroom Annex
3 Bedroom Owner's Accommodation
Original Feature Throughout

Situation

Blaeberry House, a charming guest house, is situated on Ardross Street in the heart of Inverness, Scotland. This unique property offers a prime location in the city centre, with excellent transport connections. The nearby Planefield Road bus stop is just a short walk away, providing easy access to local bus routes. For those travelling from further afield, Inverness train station is approximately a 14-minute walk from the property, offering connections to major Scottish cities and London. The guest house consists of three en-suite bedrooms and one room with a private bathroom, catering to eco-conscious travellers. Blaeberry House prides itself on its commitment to sustainability, featuring eco-friendly amenities and a fully vegan breakfast menu. Guests can enjoy home-made dishes, including traditional Scottish fridge oats and a hot cooked vegan breakfast¹. The property's central location allows easy access to Inverness's attractions, while its proximity to Loch Ness and the Scottish Highlands makes it an ideal base for exploring the region's natural beauty. With its unique offering and convenient location, Blaeberry House presents an attractive opportunity for those seeking a distinctive hospitality business in Inverness.





The Business

Blaeberry House, Inverness's first solely vegan breakfast B&B, is a charming owner-operated establishment offering a unique hospitality experience. The property features four letting rooms, including three en-suite bedrooms and one with a private bathroom, as well as a separate two-floor apartment that can be rented. The owners pride themselves on their eco-friendly approach, using sustainable products and minimising packaging.

The B&B specialises in serving delicious homemade vegan breakfasts, catering to various dietary requirements including gluten-free options. Evening meals are available upon request, all freshly prepared on the day.

Notably, Blaeberry House holds an alcohol licence, presenting an opportunity to boost revenues. This allows the owners to offer alcoholic beverages to guests, potentially enhancing the dining experience and increasing overall income. The combination of unique vegan offerings, comfortable accommodation, and the ability to serve alcohol positions Blaeberry House as a distinctive and potentially profitable small business in Inverness's hospitality sector.



Property

Blaeberry House, a charming Victorian property in Inverness, offers a delightful blend of period features and modern comforts. Situated on Ardross Street, this elegant B&B welcomes guests through a grand entrance hall, setting the tone for a luxurious stay. To the right, a cosy guest dining room awaits, while the owners' lounge boasts a warm gas fire. The contemporary kitchen, located towards the rear, seamlessly combines functionality with style. Beyond the kitchen lies a self-contained annex, complete with its own kitchen and bathroom on the ground floor, and a bedroom/living area accessed via a spiral staircase. The main house boasts three spacious en-suite double bedrooms on the first floor, accessed via a grand staircase. A half-landing leads to a rear double bedroom with a private bathroom. The top floor, currently used as owners' accommodation, features three additional bedrooms and a WC. Throughout the property, original Victorian features such as ornate cornicing and high ceilings are lovingly preserved, creating a truly atmospheric experience. With its perfect balance of historic charm and modern amenities, Blaeberry House offers a unique and comfortable stay in the heart of Inverness.



External

The external areas of Blaeberry House are thoughtfully designed to complement its Victorian charm. A short path leads from Ardross Street to the main entrance, where a small enclosed area in front of the house is tastefully laid with gravel and adorned with attractive planted pots, creating a welcoming ambiance. To the rear, a spacious enclosed garden provides a peaceful retreat, predominantly surfaced with gravel and featuring ample seating areas for relaxation. The garden also includes storage spaces and a large shed, ensuring practicality alongside aesthetics. There is pedestrian access to the rear street









Tenure
Scottish Equivalent of Freehold

Services
The property has mains gas, water, drainage, and electricity

Trading Information
The business trades below the VAT threshold. Accounting information will be released after formal viewing has taken place.



All appointments to view this or any of our other properties must be made through the vendors sole agents.

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.