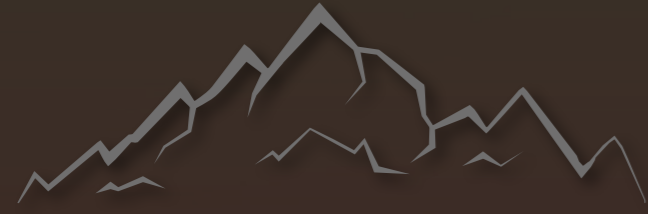




Kinlochewe Mountain Chalets

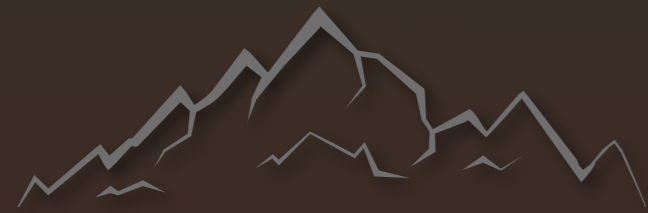
KINLOCHEWE, ACHNASHEEN, IV22 2PA



McEwan Fraser Legal is delighted to present the market Kinlochewe Mountain Chalet resort. Providing an excellent opportunity to purchase a profitable lifestyle business situated in one of Scotland's most picturesque locations.

The resort is approx three acres in size and currently has five chalets one of which is used by the current owner as owners accommodation, a large workshop and an outbuilding with previous planning to convert to additional accommodation. The resort offers the new owner massive potential for growth and with the correct consents there is plenty of room to add additional accommodation or indeed run activities from the site such as paintball, archery, outdoor yoga etc. The profitable, self catering business is open all year round however is managed by the current owners to suit their needs, they enjoy the flexibility of closing off the diary either fully or partially to suit their lifestyle.





Each chalet sleeps four guests and each is fully equipped with everything required for the new owner to 'hit the ground running'. The owner's accommodation was previously two chalets and has been converted into one, with four bedrooms creating a spacious, open-plan owners chalet. The large outbuilding has massive potential to create further self catering accommodation and would make a great bunk house, providing easy income given the area's popularity with walkers.

Overall Kinlochewe Mountain Chalet Resort offers an excellent lifestyle business in one of the Scottish Highlands most visited areas with endless potential for growth. Early viewing is highly recommended.

Services - Mains electricity, mains water and drainage

Tenure - Freehold

Accounts - Will be made available following a formal viewing





OWNER'S ACCOMMODATION



OWNER'S ACCOMMODATION

Store Room
2.40m x 3.60m
(7'10" x 11'10")

Bathroom
1.61m x 2.70m
(5'3" x 8'10")

Office
2.40m x 3.60m
(7'10" x 11'10")

Bedroom
2.40m x 3.60m
(7'10" x 11'10")

Kitchen/Dining Room
4.89m x 4.80m
(16'1" x 15'9")

Lounge
3.19m x 4.80m
(10'6" x 15'9")

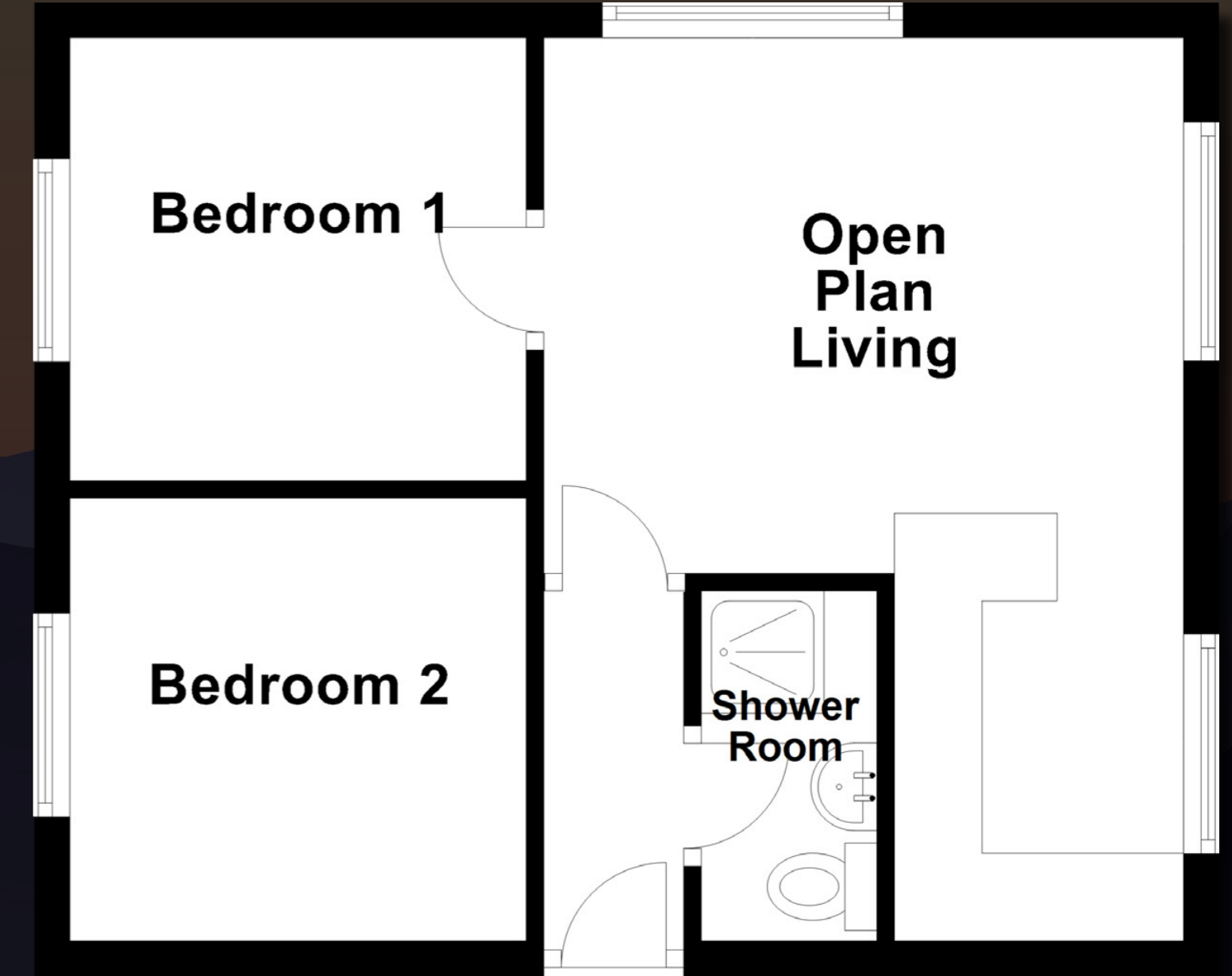
Store Room
2.40m x 3.60m
(7'10" x 11'10")

OWNER'S ACCOMMODATION



Approximate Dimensions
(Taken from the widest point)

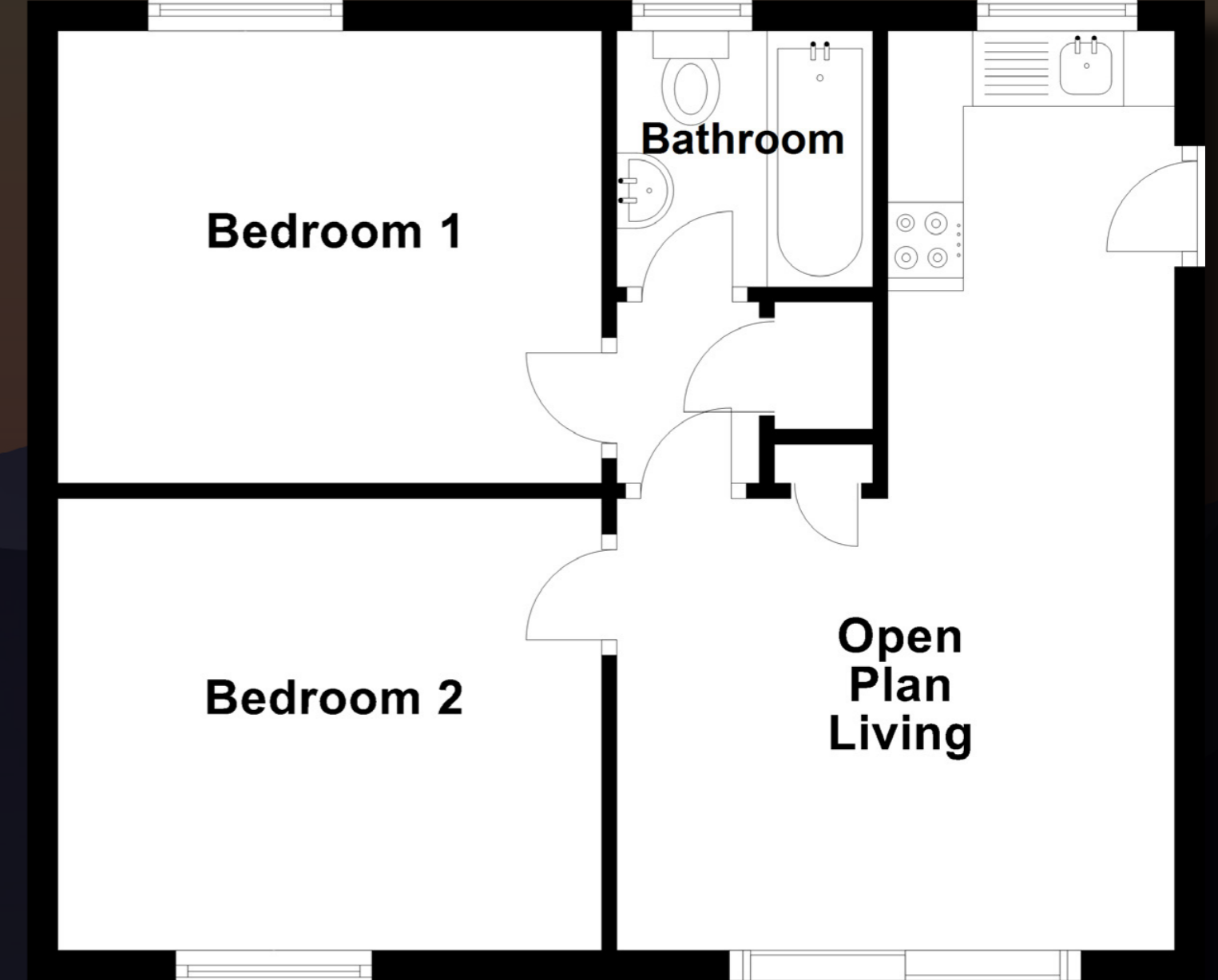
Open Plan Living	5.15m (16'11") x 3.65m (12')
Bedroom 1	2.60m (8'6") x 2.60m (8'6")
Bedroom 2	2.60m (8'6") x 2.60m (8'6")
Shower Room	2.00m (6'7") x 1.20m (3'11")





Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.10m (20') x 3.70m (12'2")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bathroom	1.70m (5'7") x 1.70m (5'7")



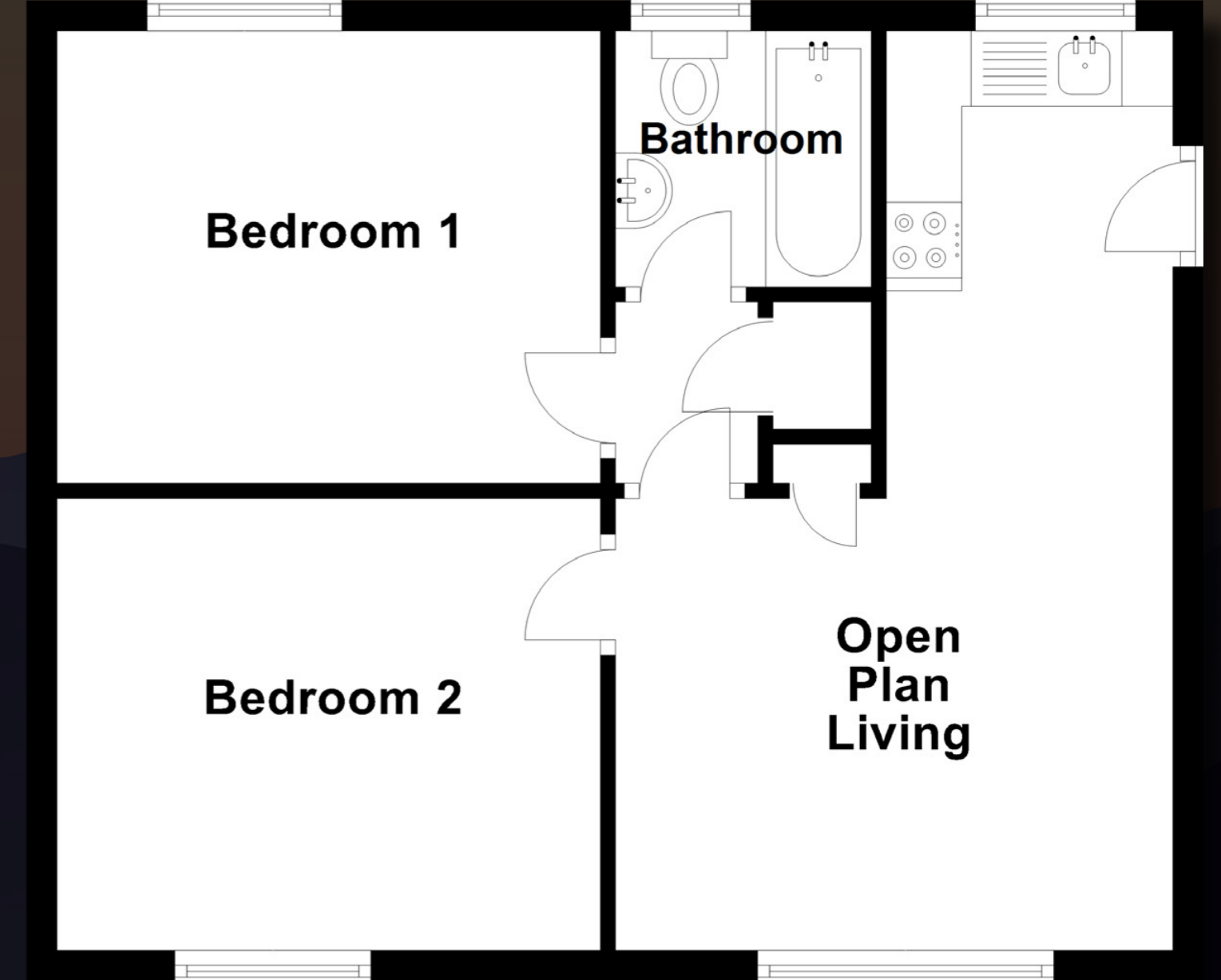


CHALET BEECH



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.10m (20') x 3.70m (12'2")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bathroom	1.70m (5'7") x 1.70m (5'7")



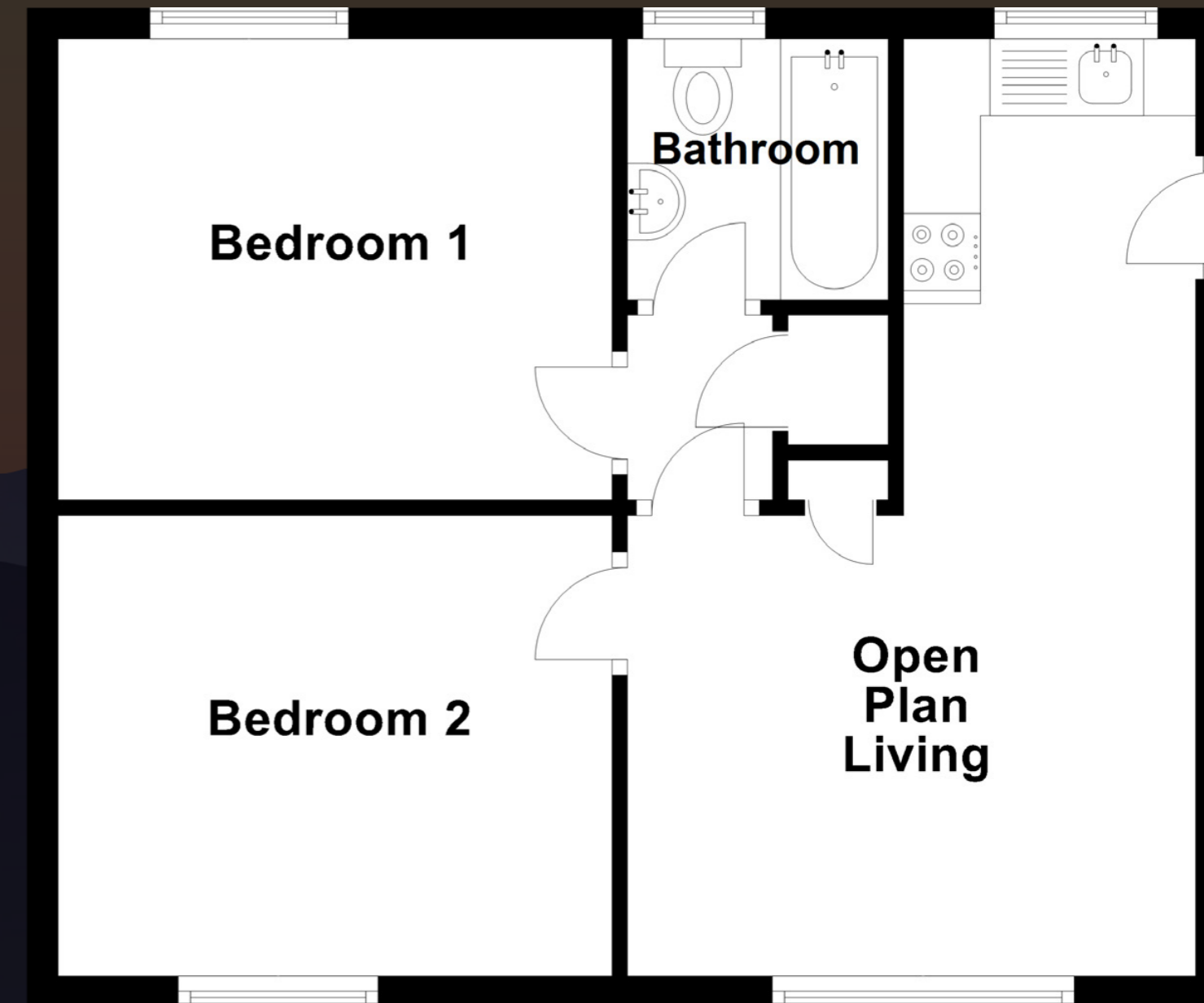


CHALET BIRCH



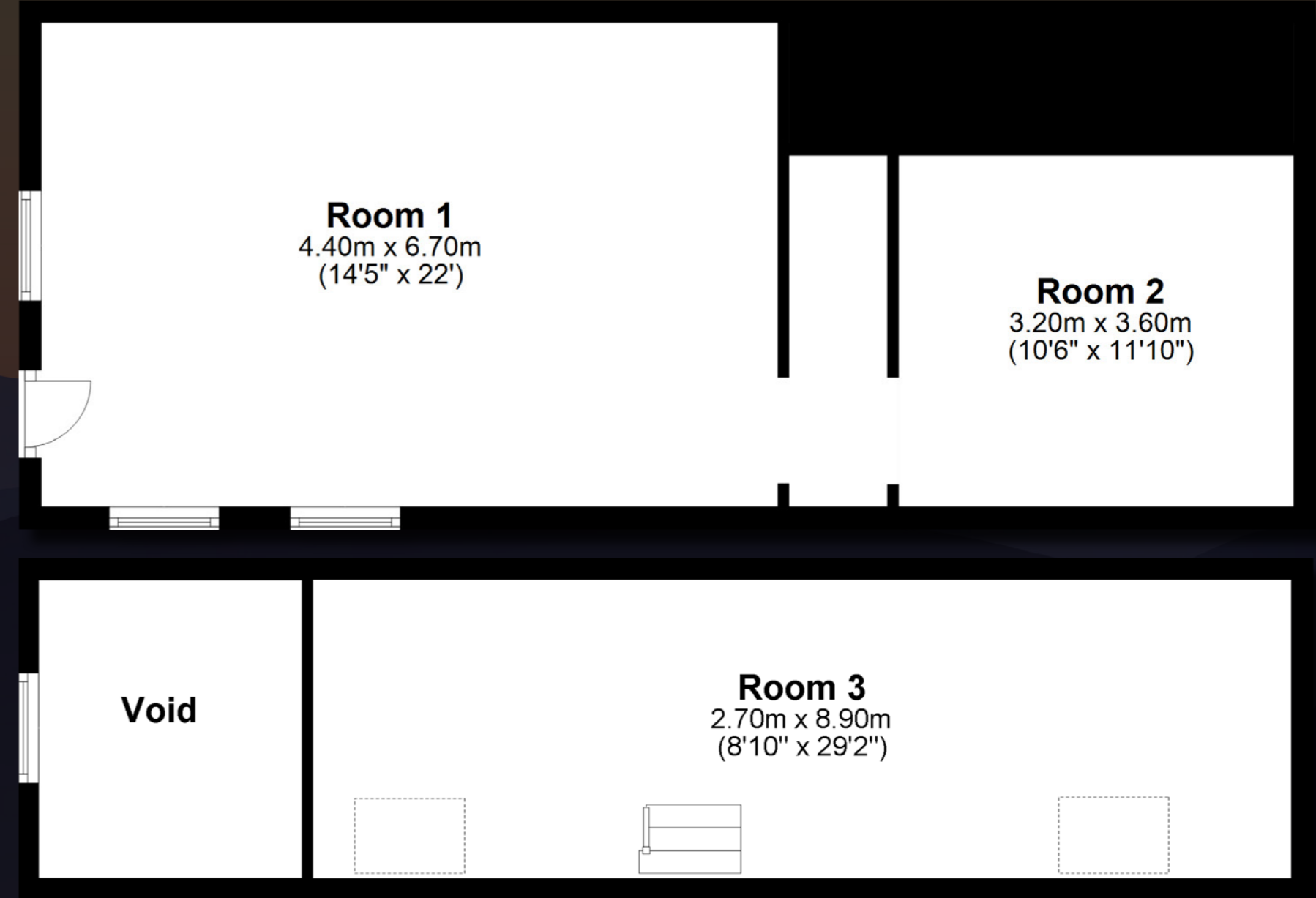
Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.10m (20') x 3.70m (12'2")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bathroom	1.70m (5'7") x 1.70m (5'7")





CHALET ROWAN

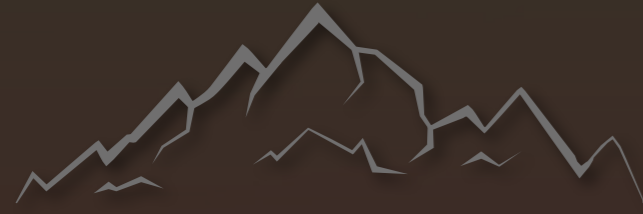


THE ANNEXE





THE EXTERIOR



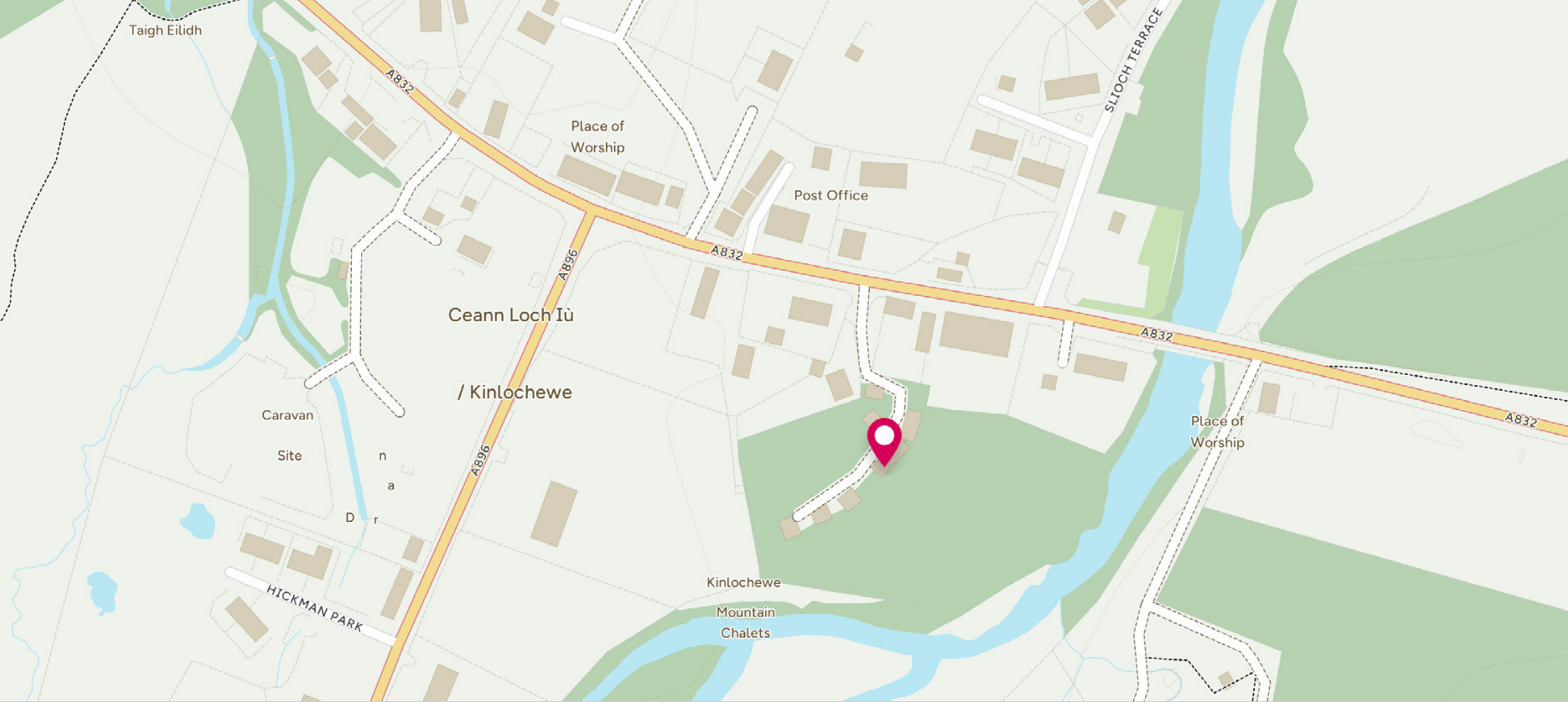
Kinlochewe is a village in Wester Ross in the Northwest Scottish Highlands. Situated at the head of Loch Maree in a magnificent valley. The Village offers a few shops, post office with an internet cafe, hotel, petrol station and two churches. The bus connections offer services to Inverness, Gairloch, Dingwall and Achnasheen. Local schooling can be found in Gairloch, which is approximately thirty minutes drive away.

The area is well known for spectacular mountain scenery, especially the Torridon Hills which include peaks such as Beinn Eighe and Liathach. The Torridon Hills exhibit some of the most dramatic mountain scenery in the British Isles and the area is world renowned with outdoor enthusiasts attracting visitors from all over the world.





THE LOCATION



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
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Text and description
CONNIE NUGENT
 Surveyor



Layout graphics and design
ALAN SUTHERLAND
 Designer

