


McEwan Fraser Legal
Solicitors & Estate Agents



The Village Inn

SINCLAIR BAY APARTMENTS, MAIN STREET, KEISS, WICK, KW1 4UY



THE LOCATION

Keiss is a quaint fishing village nestled at the northern tip of Sinclair's Bay, situated along the picturesque east coast of Caithness in Scotland's Highland Council area.

With its charming atmosphere and scenic surroundings, Keiss has become a popular destination for tourists seeking a serene getaway.

One of its notable attractions is the partially ruined Keiss Castle, located just a short distance of under a mile from the village center. Perched dramatically atop sheer cliffs, the castle offers breathtaking views of the bay and the surrounding landscape. Believed to have been constructed in the late 16th century, the castle's ownership was first documented under the Sinclair Earls in 1623. Eventually, around 1755, Keiss House emerged as a replacement for Keiss Castle.





“...the partially ruined Keiss Castle, located just a short distance of under a mile from the village center. Perched dramatically atop sheer cliffs, the castle offers breathtaking views of the bay and the surrounding landscape...”



THE PROPERTY



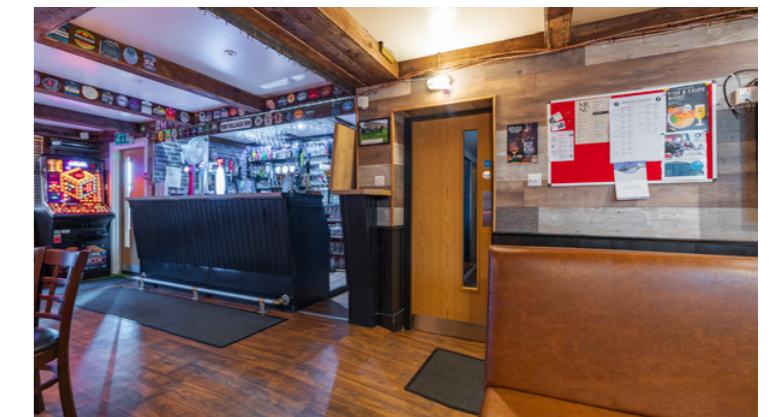
McEwan Fraser Legal is delighted to present to the market The Village Inn and Sinclair Bay Apartments. An excellent opportunity to purchase a thriving public house with two self-contained apartments, on one of the most Instagrammable routes in the world making this a once-in-a-lifetime opportunity.

The current owners have undertaken an ongoing and extensive renovation and are now the proud owners of a first-class establishment. Serving lunches, evening meals and alcoholic beverages. Currently trading throughout the week, the Village Inn benefits from local repeat clientele, as well as plenty of passing tourism trade due to its prominent position on the NC500.





The Village Inn comprises a public, lounge bar, dining room, commercial kitchen and food prep room, laundry as well as a freezer room, a staff toilet, ladies and gents WC's, an office and two stores on the ground floor. The recent refurbishment is evident throughout, the property has been finished to the highest standard making this a truly 'turn key' investment.





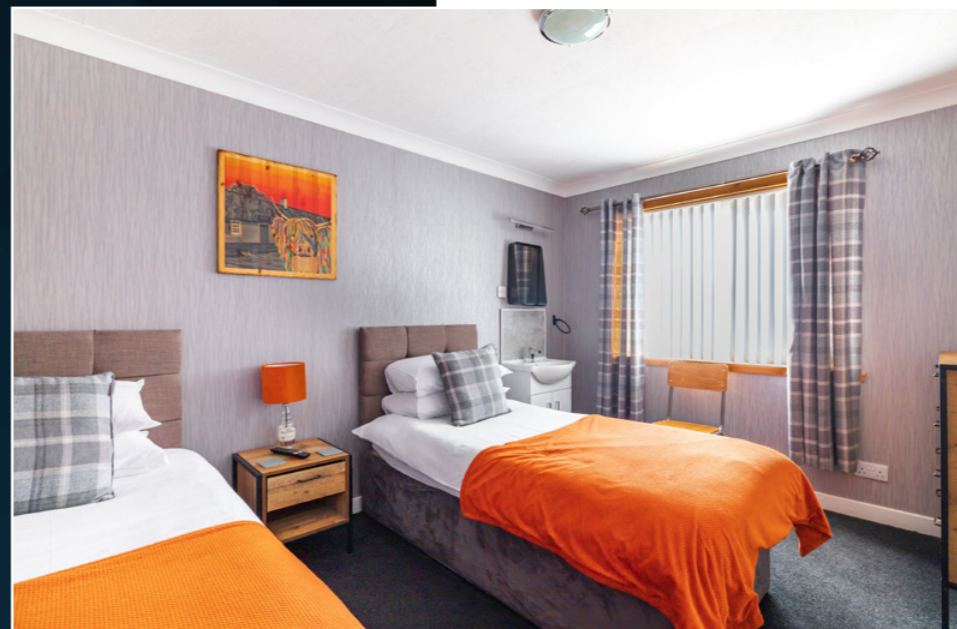


The Sinclair Bay Apartment consist of two spacious, self-contained apartments. Apartment one is a beautiful three-bedroom flat, consisting of a stylish lounge and fitted kitchen with a separate WC/laundry room. There are three spacious bedrooms, one of which has an en-suite shower room, as well as a separate family bathroom/shower room.

















The second apartment spans over the first and second floors and comprises of a tastefully decorated lounge, fitted kitchen and two spacious bedrooms. The first on the ground floor has an en-suite shower room, and there is a separate shower room on the second floor along with the second bedroom. Both of the apartments would make excellent holiday accommodation alternatively one of the apartments could be used as owners/staff accommodation.





GROUND-FLOOR



FIRST-FLOOR

SECOND-FLOOR

Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Public Bar	13.60m (44'7") x 3.60m (11'10")
Restaurant Bar	5.50m (18'1") x 5.10m (16'9")
Restaurant	4.80m (15'9") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 2.40m (7'10")
Prep Room	4.10m (13'5") x 3.60m (11'10")
Laundry Room	4.10m (13'5") x 3.60m (11'10")
Office	2.80m (9'2") x 2.10m (6'11")

FIRST FLOOR

APARTMENT 1

Lounge	3.90m (12'10") x 3.50m (11'6")
Kitchen	3.90m (12'9") x 3.50m (11'6")
Bedroom 1	3.80m (12'5") x 3.20m (10'6")
En-suite	3.20m (10'6") x 0.80m (2'8")

Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bedroom 3	3.90m (12'10") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 1.70m (5'7")
Shower Room	2.50m (8'2") x 1.80m (5'11")

OWNERS ACCOMMODATION

Lounge	5.51m (18'1") x 4.10m (13'5")
Kitchen	3.70m (12'2") x 2.80m (9'2")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
En-suite	3.10m (10'2") x 1.99m (6'6")

SECOND FLOOR

Bedroom 2	5.60m (18'4") x 3.30m (10'10")
Shower Room	4.20m (13'9") x 3.30m (10'10")



There is parking to the front and side of the Village Inn as well as a patio and outdoor seating area.





McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CONNIE NUGENT
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

