



# Fairways Pet Haven

Fairways, Newmachar, Aberdeen, AB21 7PU



**McEwan Fraser Legal**  
Solicitors & Estate Agents

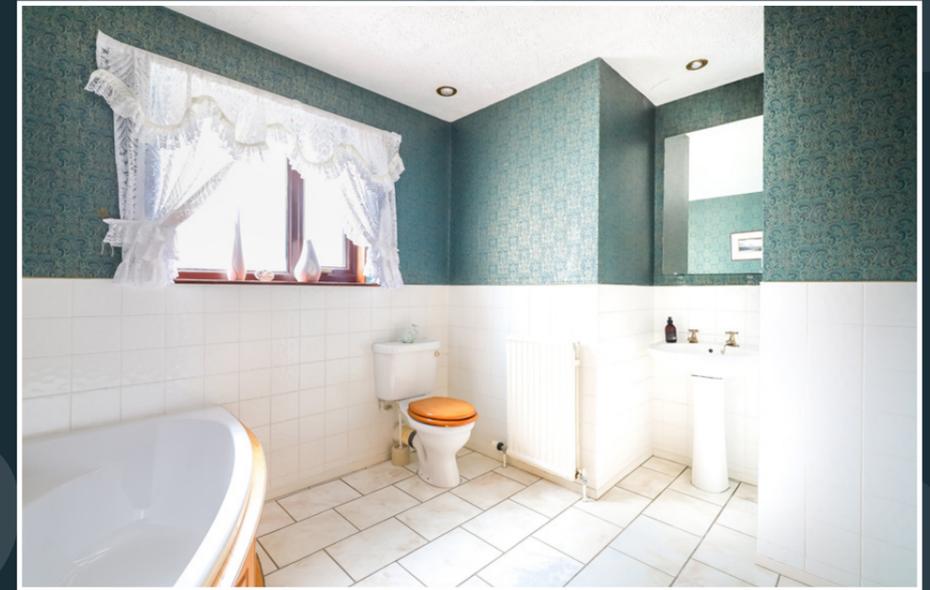
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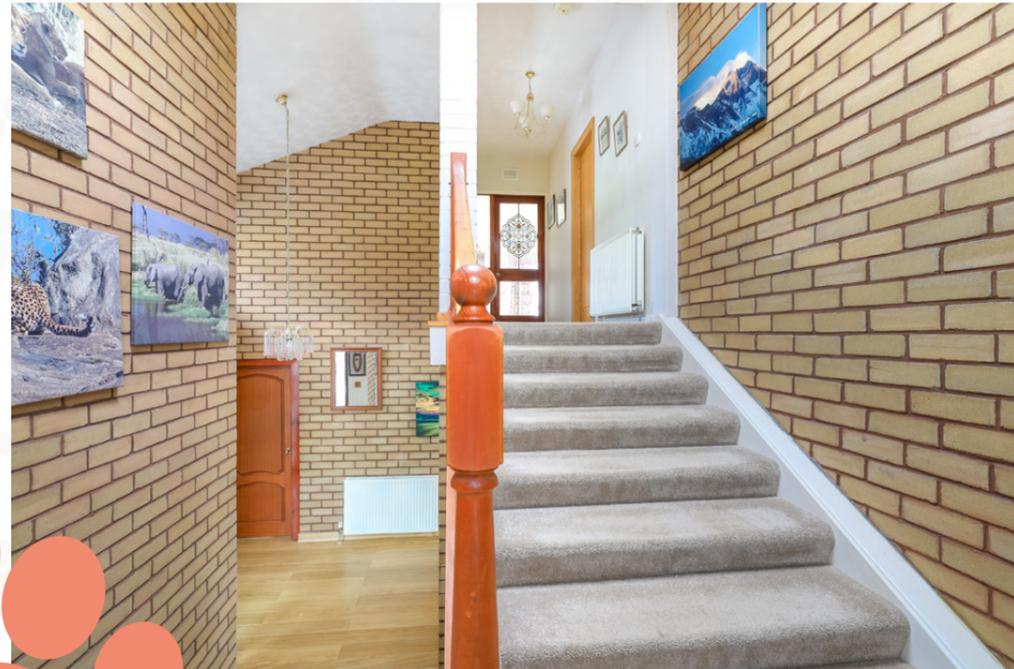
McEwan Fraser Legal are delighted to present to the market a genuinely unique opportunity to purchase a Turnkey business "Fairways Pet Haven Kennels". Fairways is a thriving and highly successful dog boarding business situated on the outskirts of Newmacher. Sitting on approx 3 acres of land in the sought-after area of Aberdeenshire, it enjoys an abundant catchment area and couldn't be better located only a couple of miles from Aberdeen Airport.

As well as the established kennel business, and situated within the three acre plot is an extensive, four-bedroom, beautiful, detached villa which is currently used as owners accommodation. The property is accessed via a long driveway and offers the perfect blend of elegance, comfort, and modern amenities. As you step through the grand entrance, you are greeted by an open-concept living space. The newly fitted kitchen is a chef's paradise, fully equipped with high-end appliances, including an induction hob, double oven, and a large island with seating for casual dining, a very handy utility room keeps the kitchen clutter free. There are three bedrooms on the ground floor which can be used as accommodation or office space, as well as a WC and bathroom (fully equipped with a Sauna of course). Finally - the stunning dining room completes the downstairs accommodation and enjoys two aspects, bathed in natural light from the large windows, showcasing breathtaking views of the surrounding lush greenery, one can sit and watch wild deer come right up to the house whilst enjoying a coffee in the morning.









Moving upstairs, the villa features one additional bedroom and a WC. The master has also been newly fitted with tasteful integrated storage as well as a stunning new bathroom. The stand alone tub is also a great place to watch wildlife from the window. Finally, the formal lounge with eye-catching fire place is the perfect place to cosy up in the winter months.

The villa's outdoor living spaces are truly enchanting. Step outside to a sprawling deck that's perfect for al fresco dining with a view.







Fairways has been trading with the current owners for over 10 years and at capacity can take 22 families of dogs. Trading throughout the year and enjoying an established repeat client base. The kennels have become the 'go to' within the area for dog boarding and also offer doggy daycare. They run at an average of 95% capacity throughout the year and their projected turnover for 2023 is £170,000. There is most definitely a demand to add another block of kennels, as well as the space - this is something a buyer should certainly consider.

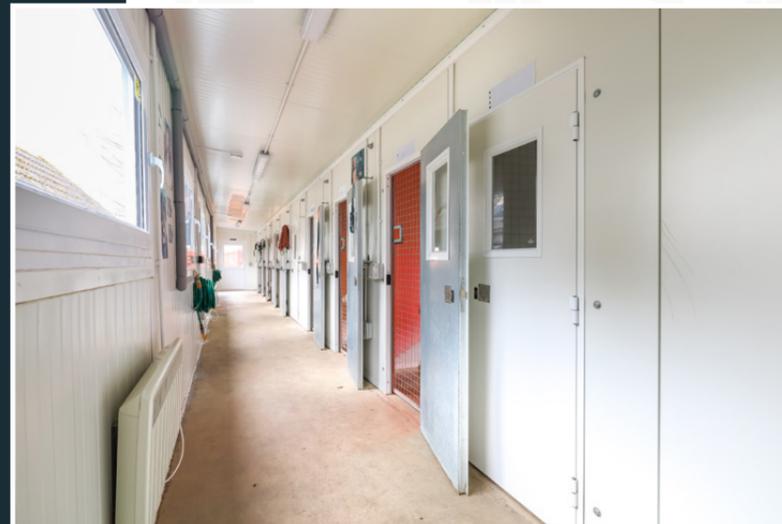
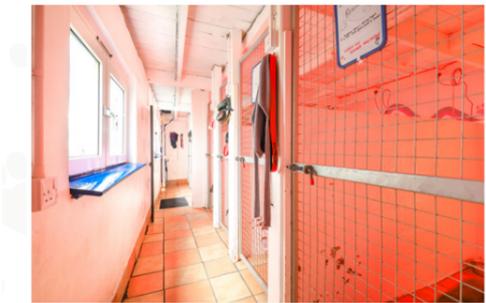
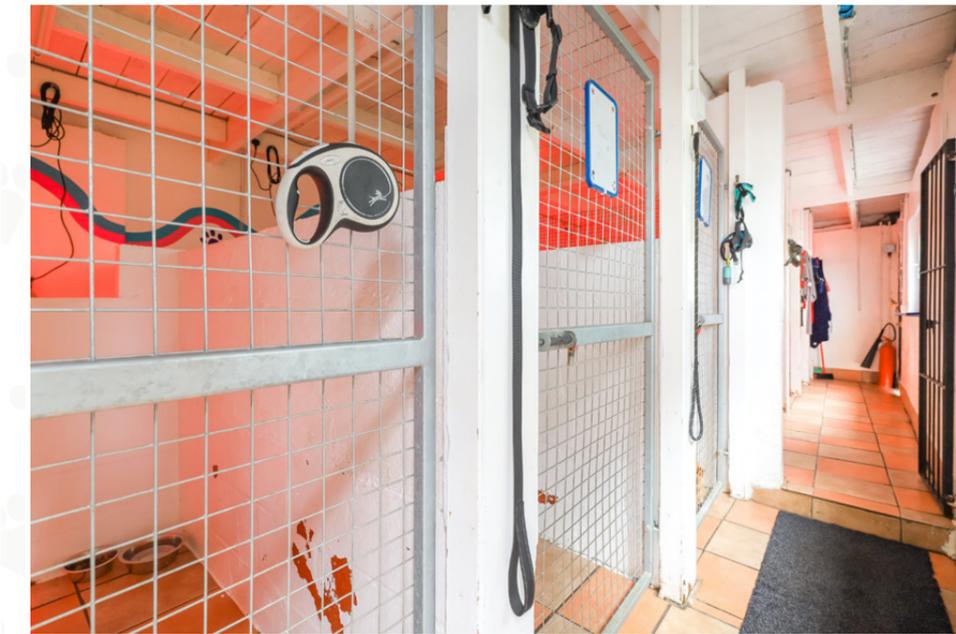
In more detail, the kennels are split into 3 blocks and are accessed separately, Block 1 is accessed through a spacious reception area and larder. Here you will find washing machines, an area to prepare food, as well as powerpoints and Internet access for a card machine. The kennels themselves are the first of their kind in Scotland and feature Kingspan Insulation between two metal sheets keeping them warm and making them very easy to clean.

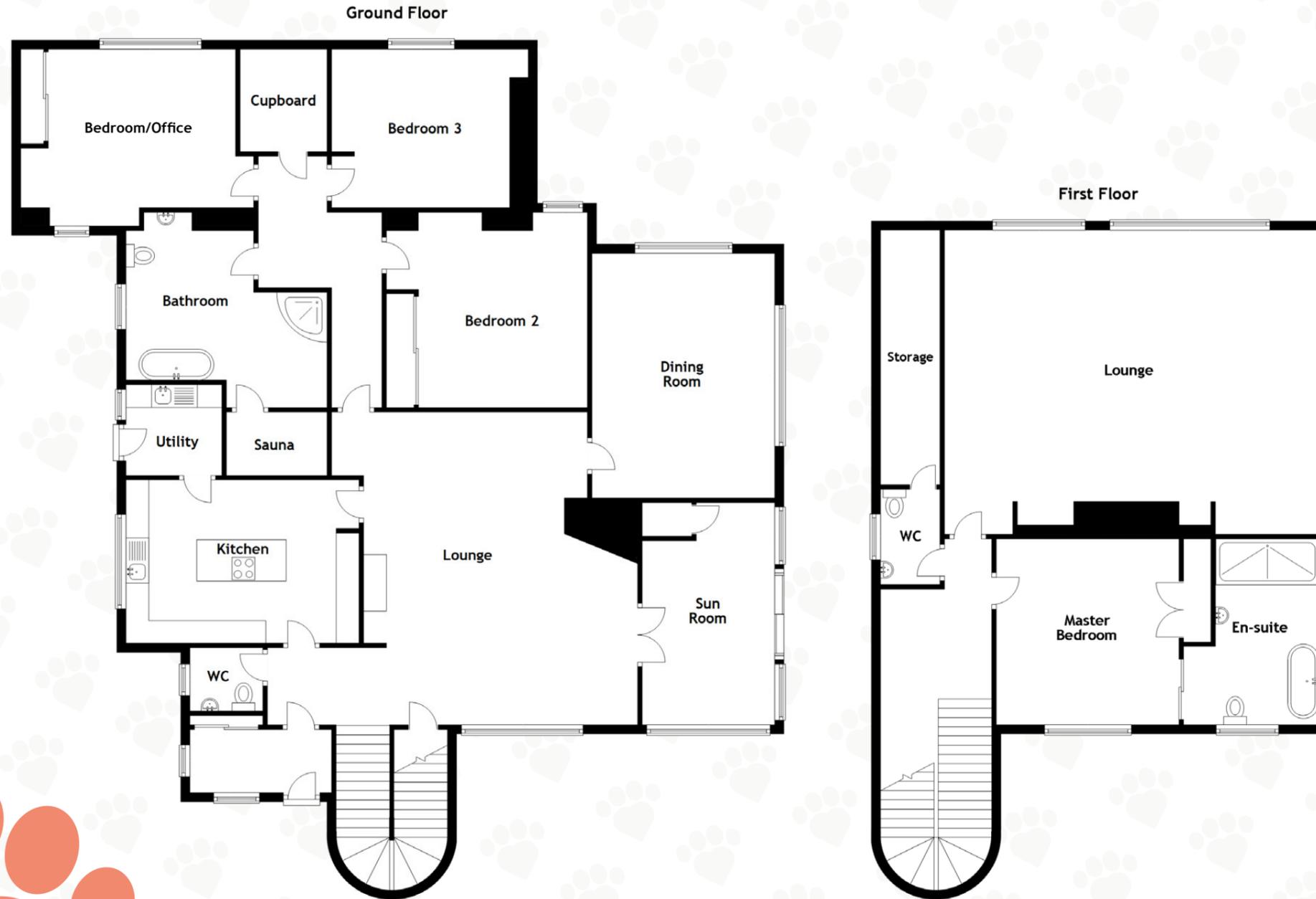
Block 2 is ideal for larger dogs as dimensions are more generous but features the same amenities and was designed by Designer Kennels.

Block 3 is slightly smaller and is ideal for small/shy dogs. There is also an isolation kennel as a preventative for any outbreaks such as kennel cough.

Finally, there are two large storage sheds which are ideal for keeping all the materials that are required for the running of the business.

This really is a unique opportunity to walk into a business and begin trading straight away, the current owners are happy to include all of the materials and stock, as well as a full handover of how they have been operating if required.





## Floor Plan & Dimensions

Approximate Dimensions (Taken from the widest point)

### Ground Floor

Lounge	8.94m (29'4") x 5.50m (18')
Kitchen	5.10m (16'9") x 3.60m (11'10")
Utility	2.10m (6'11") x 2.00m (6'7")
Dining Room	5.40m (17'9") x 4.00m (13'1")
Sun Room	4.90m (16'1") x 2.90m (9'6")
Bedroom 2	4.40m (14'5") x 3.90m (12'10")
Bedroom 3	3.90m (12'9") x 3.50m (11'6")
Bathroom	4.40m (14'5") x 3.90m (12'10")
WC	1.60m (5'3") x 1.40m (4'7")
Bedroom/Office	4.70m (15'5") x 3.50m (11'6")

### First Floor

Master Bedroom	4.10m (13'5") x 4.00m (13'1")
En-suite	4.10m (13'5") x 2.80m (9'2")
Lounge	8.20m (26'11") x 6.80m (22'4")
WC	2.10m (6'11") x 1.30m (4'3")

**Tenure:** Freehold.

**Accounts:** Will be made available following a formal viewing or note of interest by your solicitor.

## The Location - Newmachar

Newmachar is a lovely semi-rural village well served by local shops and by public transport facilities. The location offers easy accessibility to Aberdeen city and is particularly convenient for the Airport and the oil-related offices at Dyce. Excellent pre and primary schooling facilities are available in the village with secondary education available at Dyce. There is a wide range of sporting and recreational attractions available in the local area including forest and hill walks, salmon and sea trout fishing on the River Don and a variety of golf courses are available locally with two at Swailend Newmachar, and the world-famous Trump Golf course is close by.

The city of Aberdeen is approximately seven miles to the south of the property and is well-served by regular local transport. The city provides all that one would expect from modern-day city living, fantastic educational facilities including numerous universities, colleges and highly regarded secondary education facilities. There is a multitude of shopping malls and local shops, with pubs, restaurants and eateries galore, with a fantastic theatre and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast. The city offers excellent bus and rail service with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates from Aberdeen providing a link to the central belt, the south and beyond.



