



Greystones, Acres Road, Kingussie, Inverness-Shire

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Greystones Acres Road Kingussie

Victorian period charm
Spacious guest accommodation
4 letting rooms
Private owners' quarters
Mature landscaped gardens
Prime Highland location
Strong trading history

Summary

Greystones Bed and Breakfast is a distinguished Victorian property in Kingussie, blending period charm with modern comfort. It features original details like ornate cornicing, sash windows, and decorative fireplaces. The ground floor offers a lounge, dining room, and a country kitchen-diner with an AGA. Guest rooms on the first floor include doubles, a twin, and a single, all with Victorian character and natural light. Owners have private living quarters separate from guest areas. Set in half an acre of mature gardens with parking and outbuildings, Greystones has a strong reputation and benefits from its location near Cairngorms National Park's attractions.

Situation

Greystones B & B is ideally situated on Acres Road in the heart of Kingussie, just a short walk from the town center and surrounded by the scenic Cairngorms National Park. The area offers excellent schooling options, including Kingussie High School, renowned for its vibrant academic environment and modern facilities. Travel connections are superb, with direct trains to Edinburgh, Glasgow, Inverness and London, and convenient road links via the A9, making it easy to explore the Highlands. Kingussie is a hub for tourism, boasting outdoor activities, historic sites like Ruthven Barracks. and the Folk Museum.

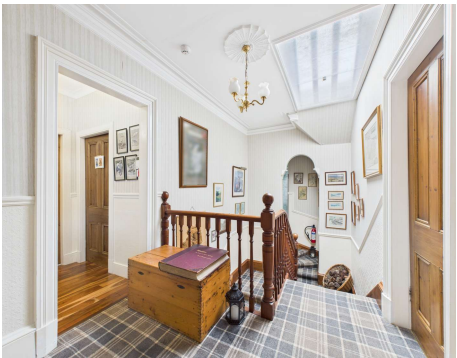




Greystones Bed and Breakfast is a distinguished Victorian property nestled in an elevated position in Kingussie, offering an exquisite blend of period character and modern comfort. This handsome residence retains many original features, including ornate cornicing, sash windows, and decorative fireplaces, which lend a timeless elegance throughout. The ground floor welcomes guests with a generous lounge, perfect for relaxing by the fire after a day exploring the Highlands, and a spacious dining room ideal for convivial breakfasts or evening gatherings. The owners enjoy the privacy of their own lounge, two double bedroom with a private bathroom, and at the rear of the property, a substantial country kitchen-diner fitted with an AGA, perfect for preparing hearty meals. There is one guest room with a private bathroom on the ground floor. A staircase from the kitchen area leads to the owners' private bedroom and bathroom, while a dedicated office and utility area provide practical spaces for managing the business and daily life.



Ascending from the main hall, the first floor houses the guest accommodation, comprising a double room, a twin, and a single, all overlooking the front of the property, as well as an additional double bedroom to the rear. These rooms share two well-appointed bathrooms and are distinguished by a wealth of Victorian detailing, including high ceilings, original woodwork, and large windows that bathe the interiors in natural light. Each room is individually furnished and decorated, ensuring a comfortable and memorable stay for every guest. The thoughtful preservation of period features throughout the guest accommodation creates a warm and inviting atmosphere that sets Greystones apart.



At the rear of the first floor lies the owners' private quarters, which consist of two double bedrooms and a bathroom. This self-contained area can be accessed both from the half-landing at the front of the building and via the back stair from the kitchen dining area, providing flexibility and privacy for the proprietors. The arrangement of the owners' accommodation ensures a clear distinction between business and personal spaces, making Greystones ideally suited for those seeking to combine a thriving hospitality venture with a comfortable family home.

Greystones has been under the stewardship of its current owners for over thirty years, during which time it has operated as a traditional bed and breakfast, run to suit their lifestyle and trading beneath the VAT threshold. The business is managed personally by the owners, with occasional assistance from staff as required, and has built a strong reputation for warm hospitality and attention to detail. Kingussie and the surrounding Cairngorms National Park are renowned for their appeal to tourists, with visitors drawn by the stunning scenery, abundant wildlife, and wealth of outdoor activities such as hiking, cycling, skiing, and golf. Greystones is ideally positioned to benefit from this vibrant tourist industry, offering guests a tranquil retreat with easy access to local attractions, restaurants, and the natural beauty of the Highlands.



Externally, the property is set within approximately half an acre of mature gardens, featuring a delightful mix of established trees, shrubs, and an idyllic country garden. There is a chicken coop and vegetable patch for those with a passion for sustainable living, as well as an outbuilding and a large garage currently used as a workshop. A car port and gravel driveway provide ample guest parking, ensuring convenience for visitors throughout the year. The gardens offer a peaceful haven, with opportunities to observe local wildlife and enjoy the serenity of the Highland landscape. Greystones Bed and Breakfast represents a rare opportunity to acquire a successful lifestyle business in a sought-after location, combining period charm, flexible accommodation, and a proven trading history.



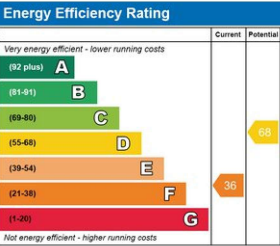




Tenure
Scottish equivalent of Freehold

Services
The property has mains , water, drainage, and electricity. Biomass boiler.

Trading Information
The business trades below the VAT threshold. Trading information will be provided 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.