



- Detached ground floor guest house
- Exceptional location with stunning views
- Six well-appointed en-suite guest bedrooms
- Guest lounge, breakfast room and commercial kitchen
- Private one bed spacious owners accommodation in south wing
- Attractive elevated position on approximately 2.4 acres plot
- Detached double garage
- Accessible property with ramped entrance
- Ready-to-reopen business





Description

Auchendinny Guest House presents an excellent lifestyle and business opportunity. Situated approximately 8 miles north of Portree and conveniently located just off the main road, this accessible detached bungalow offers six well-appointed en-suite letting bedrooms together with spacious owners' accommodation.

Set within generous grounds featuring a delightful large garden with mature shrubs and a detached garage. Although the business is currently not trading, it offers significant potential for a new owner to re-establish and develop the business in one of Scotland's most sought-after tourism destinations.

Trade

Currently closed due to the owners' personal circumstances, this property presents an excellent opportunity to re-establish a successful hospitality business. Previously operated as guest accommodation, it offers significant potential to reopen as a bed and breakfast or be repositioned as a self-catering enterprise.

Reason For Sale

Having been owned and successfully operated since 2005, the property is being offered for sale due to the owners retirement.



Location

Situated in the highly desirable township of Treaslane, just a short drive from Portree, Auchendinny Guest House enjoys a prime trading location on the world-renowned Isle of Skye.

Benefiting from excellent access to the island's most popular visitor attractions, the property is ideally positioned to capitalise on Skye's thriving tourism market, offering an exceptional opportunity to establish or expand a hospitality business in one of Scotland's premier visitor destinations.

The location is also well suited to families, with access to local schooling including MacDiarmid Primary School and Portree High School, further enhancing its appeal for owner-operators seeking a lifestyle and business opportunity.

The Property

Auchendinny Guest House is a substantial detached timber-frame property with a rendered exterior beneath a pitched tiled roof. The guest accommodation comprises six well-appointed en-suite letting bedrooms, together with a comfortable guest lounge, breakfast room and a fully equipped commercial kitchen.

The owners' accommodation is situated within a private south wing, providing clear separation from the guest areas. This self-contained section includes a bedroom with en-suite bathroom, lounge, office and separate shower room, offering spacious and practical living accommodation for owner-operators.

Guest Lounge (Approx 4.68m x 4.17m)

From the entrance vestibule, the spacious and comfortable guest lounge enjoys a picture window and patio doors opening to the garden, creating a bright and welcoming space and offering a clean blank canvas for personalisation. Sliding doors lead through to the breakfast room.

Breakfast Room (Approx. 4.17m x 6.03m)

The breakfast room is a generously proportioned space featuring a large picture window, wooden flooring and a feature fireplace with a coal fire. There is ample room for freestanding tables and chairs, as well as a sofa and breakfast servery tables. Doors provide access to the kitchen and the owners' wing.

Commercial Kitchen (Approx. 3.20m x 6.03m)

The commercial kitchen is fitted with a commercial-standard range cooker and extractor hood, together with two separate wash-up areas with sinks and a dedicated handwash basin. A freestanding stainless-steel worktop table provides additional preparation space, and the kitchen includes all expected commercial appliances, creating a practical and well-equipped catering environment.

Letting Rooms

All six letting bedrooms are presented to a consistent standard, featuring clean, neutral décor that provides an attractive "blank canvas" for incoming owners. Each room benefits from en-suite facilities and is ready for immediate trading, while also offering scope for refurbishment or rebranding to suit individual business requirements.

Letting Room 1 (Approx. 2.60m x 4.16m)

Situated to the rear of the property, this comfortable guest bedroom benefits from a fitted wardrobe and an en-suite shower room.

Letting Room 2 (Approx. 3.89m x 2.75m)

A front-facing guest bedroom with en-suite shower room, providing bright and comfortable accommodation.

Letting Room 3

(Approx. 5.00m x 2.44m)

Located to the rear of the property, this spacious bedroom features a fitted wardrobe and en-suite shower room.

Letting Room 4 (Approx. 4.14m x 2.96m)

A well-proportioned guest bedroom benefiting from a fitted wardrobe and en-suite shower room.

Letting Room 5 (Approx. 5.00m x 3.28m)

A generously sized accessible guest bedroom with an en-suite bathroom incorporating a bath, offering flexible accommodation suitable for a wide range of guests.

Letting Room 6 (Approx. 3.51m x 2.03m)

A front-facing guest bedroom with en-suite shower room, providing comfortable and practical accommodation.

Collectively, the guest accommodation offers six en-suite letting rooms capable of supporting a range of trading styles, from traditional bed and breakfast operation to boutique guest house accommodation.



Public Areas

The public areas include a shower room and an entrance vestibule with an additional shower room, which also provides access to the guest lounge. A corridor leads through to the letting rooms and includes a useful storage cupboard.

Owner's Accommodation (South Wing)

The owner's accommodation is located within a private south wing and benefits from either a separate external entrance or access from the breakfast room, offering excellent privacy and separation from the guest areas.

It comprises a front-facing double-aspect bedroom (approx. 3.03m x 4.40m), which is a spacious room with an en-suite bathroom.

There is also a separate shower room, along with a lounge (approx. 1.57m x 4.44m) which benefits from an external door, providing additional independent access.



Grounds

The plot extends to approximately 2.4 acres and occupies an elevated position, providing an ideal setting for the placement of pods, and further benefits from a detached double garage which hosts the laundry room.



Development Opportunity

Currently closed due to the owners' personal circumstances, the property offers a range of potential future uses, subject to any necessary consents. The established layout and existing facilities provide an excellent opportunity to reopen the business as a bed and breakfast or guest house, capitalising on the strong tourism market in the area.

Alternatively, the property could be adapted for self-catering accommodation, either as a whole-house holiday let or through the creation of individual holiday

units. The substantial grounds surrounding the property may also offer scope for the addition of luxury glamping pods, cabins or other visitor accommodation, providing an opportunity to increase capacity and diversify revenue streams.

For purchasers seeking a lifestyle change rather than a commercial venture, the property could also be reconfigured as a spacious private residence, benefiting from generous accommodation and an attractive setting.

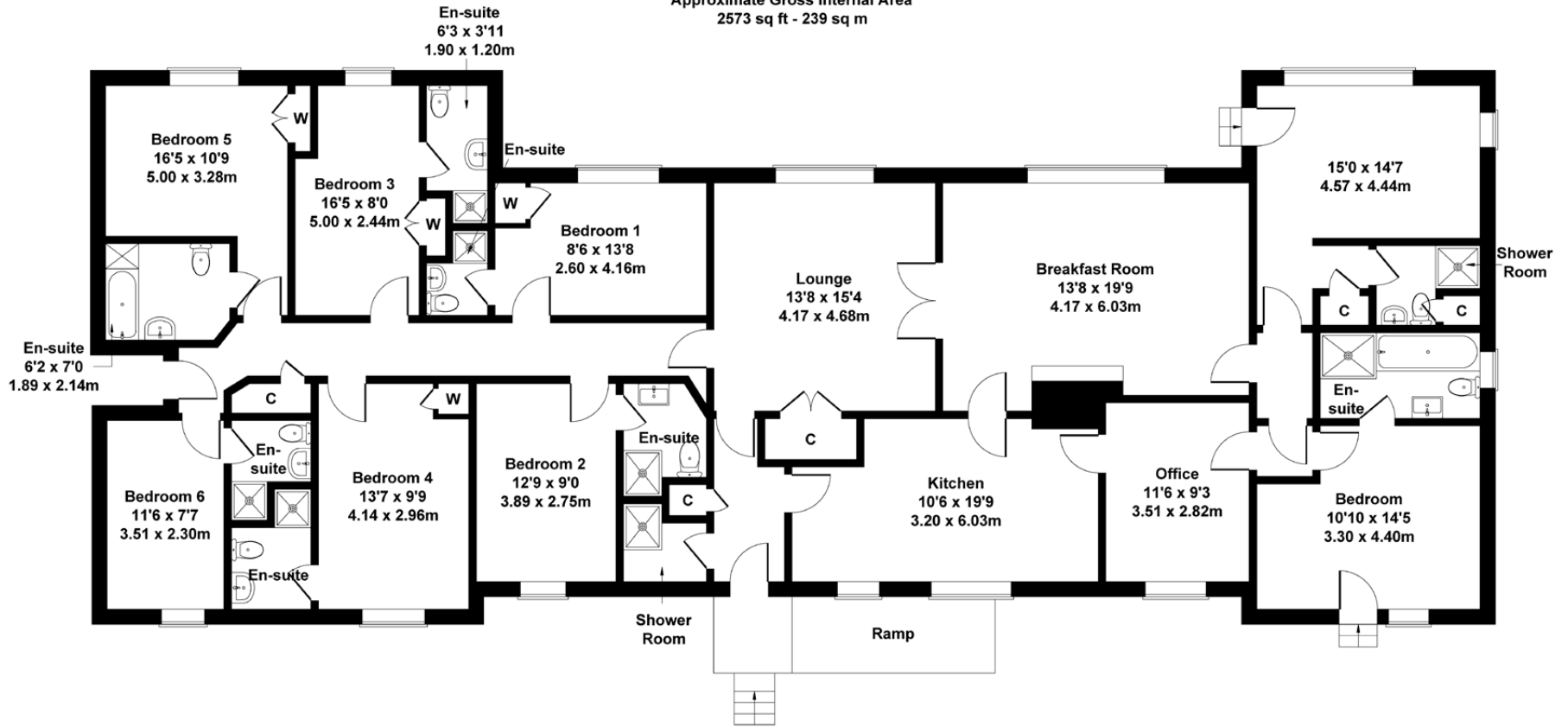
Prospective purchasers should make their own enquiries regarding planning permission, change of use and any other consents that may be required.

Services

The property benefits from mains water and electricity supplies and is served by a septic tank drainage system.

Auchendinny Guest House

Approximate Gross Internal Area
2573 sq ft - 239 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.
Size should be verified before use.

EPC Rating

The EPC rating is TBC.

Title Number

The title number for the guest house is INV13869.

Rates / Council Tax

The guest house has a rateable value of £13,400 as at April 2026, (Non Residential apportionment £8,400 and residential apportionment of £5,000), property reference number 04/07/002650/8 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

The owners accommodation has a Council Tax Band of A (04/07/002651/5).

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A Guide Price of £620,000 are invited for the heritable property complete with trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is ///thinks.dockers.composer

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757
E: info@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

