

# MacNEILL & CRITCHLEY

Solicitors, Notaries & Estate Agents



## **MARDON, 37 KENNETH STREET INVERNESS IV3 5DH**

Mardon is an extremely attractive traditional property, with many years successful operation as a Bed & Breakfast business. In excellent position close to the City Centre on one of the main arterial routes, popular with visitors.

- Guest Dining Room/Lounge
- 7 Bedrooms (6 en-suite)
- Modern Kitchen
- Large Utility Room
- Owner's accommodation comprising two bedrooms, sitting room, office, bathroom
- Gas Central Heating
- Double Glazing
- Car Park (7 to 8 vehicles)
- Garden
- Large shed
- Greenhouse
- Garden Chalet

**Offers Over £400,000 are invited**

9 ARDROSS STREET. INVERNESS. IV3 5NP T: 01463 225000 F: 01463 225080  
W: [www.macneillcritchley.co.uk](http://www.macneillcritchley.co.uk) E: [property@macneillcritchley.co.uk](mailto:property@macneillcritchley.co.uk)



Ref: 43851

The location of this well-established Guesthouse is ideal for passing trade and easy walking distance to the City Centre. It has been operating in excess of 20 years.

Inverness is the capital of the Highlands with excellent communication links and an extremely popular destination for visitors all year round.

The property has been maintained and improved over the years, and is in excellent decorative order. There are two double bedrooms, one twin room, one family room and three single rooms for letting.

The large parking area is an important feature for many guests.

The property is fully compliant with fire and environmental health regulations.

#### **ACCOMMODATION COMPRISES:**

Modern double-glazed door leading to:-

#### **HALL:**

Spacious hallway. Radiator.

#### **DINING ROOM/GUEST LOUNGE:** 7.74m x 3.54m (25'5" x 11'7")

Large window to front. 2 radiators. 2 recesses for storage and display. Contemporary dining tables and chairs. Archway to guest lounge.

**BEDROOM 7:** 3.62m x 3.67m (11' 11" x 12'1")  
Ground floor room with large window to front. Radiator. Suitable for limited mobility. En-suite 2.14m x 2.24m (7'x7'4"). Shower cabinet. WC and wash-hand basin. Radiator. Extractor fan.



From the Hall the Staircase leads to the remainder of the guest accommodation:-

Velux window, 3 storage cupboards and ample space for bookshelves in upper hallway.

**ROOM 1: (Single)** 2.85m x 2.85m (9'4" x 9'4")  
Velux window to rear. Radiator. Part coombed ceiling. En-suite 2.39m x 0.99m (7'10" x 3'3"). Shower cubicle. WC. Wash-hand basin. Radiator. Extractor fan.



**ROOM 2:** (Single) 2.98m x 2.66m (9'9" x 8'9")  
Triple window to front. Part coombed ceiling. Radiator. En-suite 2.4m x 0.99m (7'11" x 3'1"). Shower cubicle. WC. Wash-hand basin. Radiator. Extractor fan.

**ROOM 3:** (Double) 3.56m x 3.23m (11'8" x 10'7")  
Triple window to front. Radiator. En-suite 1.73m x 1.76m (5'8" x 5'9"). Window to front. Shower cubicle. WC. Wash-hand basin. Radiator.

**ROOM 4:** (Single) 2.58m x 2.22m (8'6" x 7'4")  
Window to side. Radiator. (Please note there is a separate WC off the upper landing for this room.)

**ROOM 5:** (Double) 2.68m x 3.34 (8'10" x 11')  
Window to side. Part coombed ceiling. Radiator. En-suite 2.21m x 1.71m (7' x 5'8"). Bath with shower over. WC. Wash-hand basin. Extractor fan.



**ROOM 6:** (Family) 5.55m x 2.74m (18'3" x 9')  
Window to side. Coombed ceilings. Radiator. En-suite 2.91m x 0.99m (9'7" x 3'3"). Shower cubicle. WC. Wash-hand basin. Extractor fan.



All bedrooms have flat-screen TVs and hospitality trays.

#### **OWNERS ACCOMMODATION:**

Private area to the rear of the property.  
2 large storage cupboards

**KITCHEN:** 3.58m x 3.21m (11'8" x 10'7")  
Large window to side. Modern fitted kitchen. Large range with gas hob and electric ovens. Large fridge/freezer. This bright and airy kitchen gives ample space for breakfast catering.

**UTILITY ROOM:** 3.3m x 2.18m (10'10" x 7'2")  
Window and semi-glazed door to rear. 2 washing machines. Gas tumble drier. Central heating boiler installed August 2008. Two pulleys. Ample storage cupboards.

**BEDROOM 1:** 3.30m x 3.29m (10'10")  
Window to rear. Fitted wardrobe. Radiator.

**BEDROOM 2:** 3.12m x 2.91m (10'3" x 9'7")  
Window to side. Radiator. Hatch to loft.

**BATHROOM:** 2.19m x 2.08m (7'2" x 6'10")  
Window to side. Wash-hand basin. Bath with shower over. Radiator.

#### **GARDEN:**

The property benefits from a pretty and mature front garden and a large south-facing rear garden with sheltered paved area and upper area for drying. Shed. Greenhouse.



**CHALET:**

Constructed in 2007 this substantial three-roomed Chalet could serve many purposes. Presently used as office/surgery.

**BUSINESS:**

Healthy and sustained turnover with high level of profitability. Figures available for seriously interested parties. Sources of trade include repeat business, website bookings, business referrals and online booking through Hostel World. Positive comments on Trip Advisor encourage new bookings. All-year-round trading could easily boost the figures.

**PRICE:**

Price Offers Over £400,000 are invited. Included in the price are all carpets, curtains, blinds. Most furniture in letting bedrooms and diningroom/guest lounge. Most white goods.

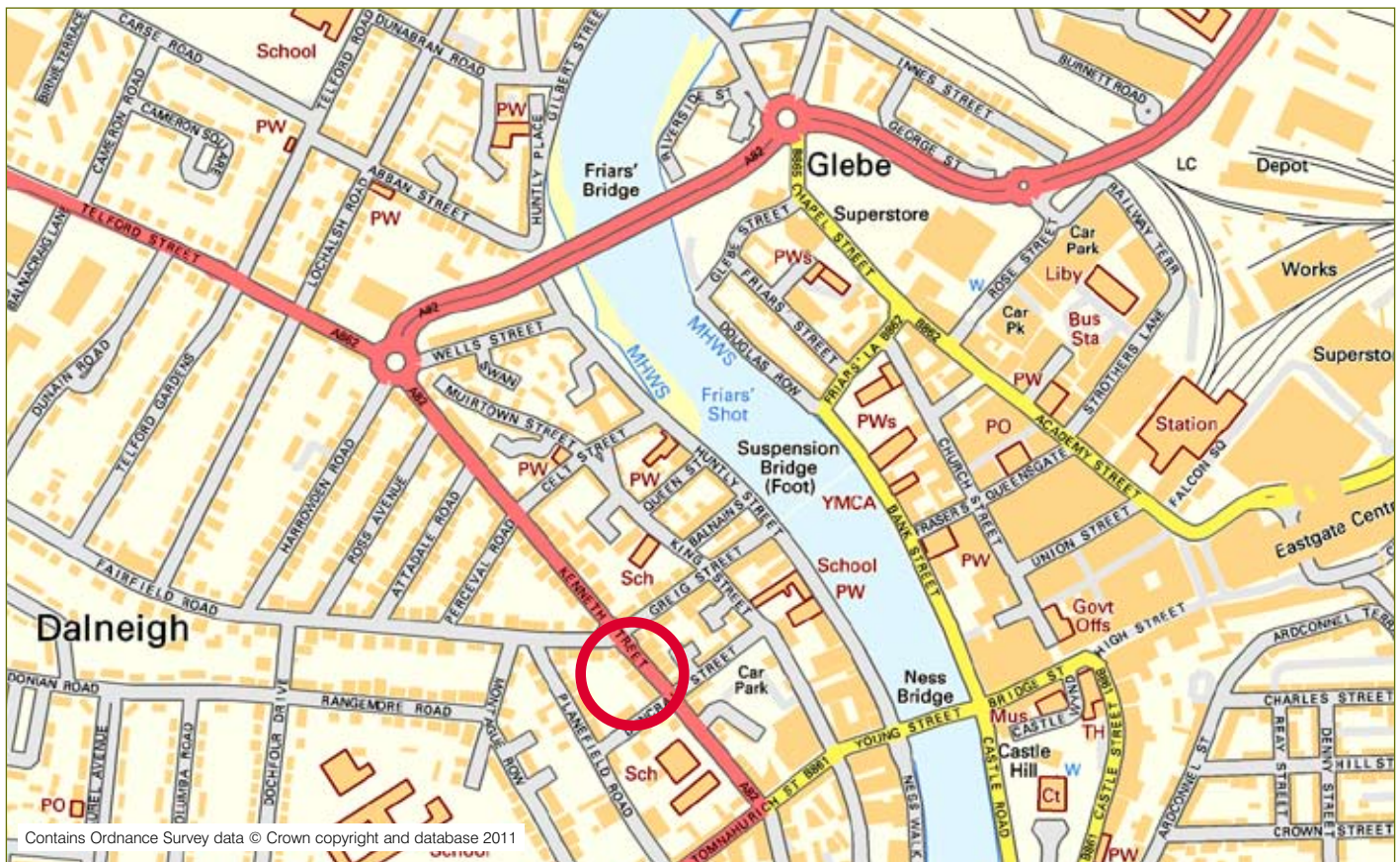


**VIEWING:**

Strictly by appointment with the selling agents on 01463 225000

**ENTRY:**

By arrangement.



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**NOTES:**

1. While these particulars are believed to be correct, they cannot be guaranteed and prospective purchasers are asked to satisfy themselves with regard thereto. Measurements are approximate and are given for general guidance only.
2. Interested Parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.

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