

Offers Over £495,000



Abertay Guest House, 65 Monifieth Road,
Broughty Ferry, DD5 2RW

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This is an excellent opportunity to acquire an established Guest House in a prime, central Broughty Ferry location. The property is within short walking distance of central Broughty Ferry, the popular harbour area, shops, bars, cafes, railway station and bus services.

This award winning guest house incorporates 6 letting bedrooms comprising 2 family rooms, 2 double rooms, a twin room and a single room. 5 of these bedrooms have private en-suite facilities whilst the 6th has an adjacent private bathroom. At ground floor level there is a modern fully equipped kitchen, the guest dining room/sitting room, an owners sitting room and sun room with doors leading out to the rear patio and garden areas.

At lower ground floor/basement level there is a bedsit with dining area and kitchen together with an en-suite facility. This basement area can provide private owner's accommodation.

The property benefits from gas central heating, double glazing and will be sold with all fixtures and fittings included. In addition to the traditional guest house services, the present owners operate a cafe facility during appropriate times of the year.

This is an established business providing good regular income and full details of the accounts can be provided to interested parties.

There is off street parking to the rear, whilst there is ample on street parking in the surrounding area.

The front and rear garden areas are laid with ease of maintenance in mind with attractive ornamental features incorporated. The front garden provides attractive access to the guest house and incorporates sitting area and fish pond.

Travelling east on Queen Street in central Broughty Ferry, into Monifieth Road, the subjects are a short distance thereafter on the left hand side in proximity to Orchar Park. Abertay Guest House owners are proud to have won the "Broughty Ferry in Bloom" contest for public houses, hotels and guest houses and have also won the Dundee City competition in the same category.

Broughty Ferry is close to many major golf courses with the Open venues at Carnoustie and St Andrews within easy driving distance from Dundee City Centre which is increasing in popularity due to the development of the impressive Waterfront area where the V & A Museum is under construction.

This is an excellent opportunity to acquire an established guest house which, whilst enjoying an excellent level of business at the moment, looks forward to increased demand and revenue resulting from the ongoing improvements to Dundee City which will result in increased footfall to well established tourist accommodation. Broughty Ferry is recognised as a select recreational, residential and shopping area in suburban Dundee.

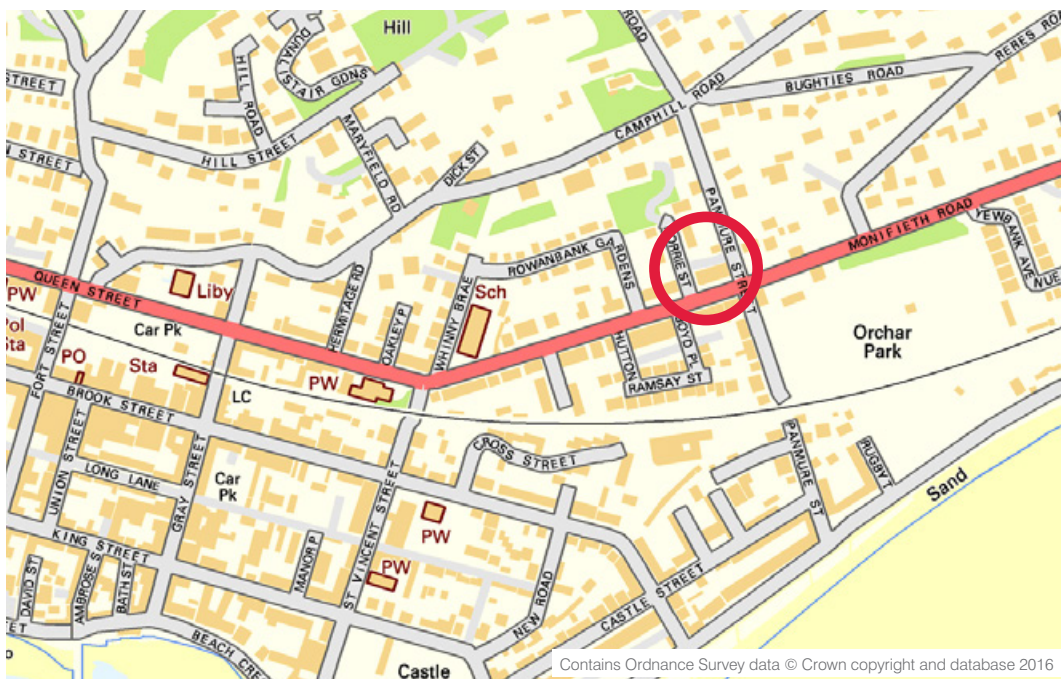
With two leading universities and Ninewells Teaching Hospital the city enjoys a steady demand for quality accommodation throughout the year from visiting parents and staff which supplements the ongoing demand for bedrooms in the sought after Broughty Ferry location.

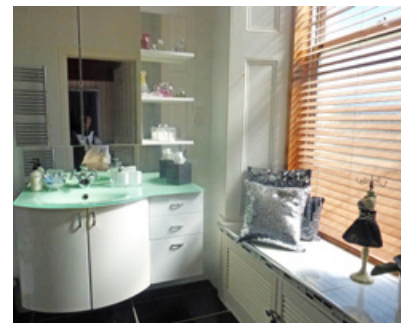
You will find the Abertay Guest House featuring on major comparison websites and specialist accommodation sites including Late Rooms, Trivago, Booking.com etc, with links to its website at www.abertayguesthouse.co.uk.

Viewing of the subjects for sale is strictly by appointment through the sole selling agents Thorntons Property Services, Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ Tel: 01382 200099 or email newhomes@thorntons-law.co.uk.

Abertay Guest House is a self contained business whilst the adjacent Stonelee Guest House is, again, self contained and can operate in conjunction with Abertay (as one business). Offers are invited for Abertay Guest House and interested parties may also wish to consider the adjacent Stonelee Guest House simultaneously if a larger investment is required.







Thorntons

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PSPC



TSPC



SPC SCOTLAND
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3 Public



Off Street Parking



7 Bed



7 Bath



EPC Rating



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.