



Morlea | Drumnadrochit | Inverness | Highland | IV63 6TX

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Morlea, Drumnadrochit, Inverness, Highland, IV63 6TX

- Charming Bed & Breakfast
- Village Green Location
- Loch Ness Tourist Destination
- Great Glen Way
- 4 Letting Rooms
- Substantial Owners Accommodation

Situation

Drumnadrochit is a premier location for exploring the scenic Highlands of Scotland, ensuring its popularity as a holiday destination. Located on the A82 in a sheltered valley that runs down to Loch Ness, the village is situated approximately 15 miles south of Inverness and 19 miles from Inverness airport, which offers daily national and international flights.

The village boasts a good range of facilities and local services, catering to both residents and visitors alike. Drumnadrochit features a variety of shops, restaurants, cafés, and tourist attractions, including the iconic Urquhart Castle ruins, the Loch Ness Centre, and Nessieland. The local economy is primarily driven by tourism, with agriculture and forestry services also contributing significantly.

While tourism levels fluctuate seasonally, Drumnadrochit attracts a substantial number of visitors annually, drawn by its proximity to Loch Ness and the legendary Nessie. The village serves as an ideal base for exploring the surrounding area, offering access to hiking trails, cycling routes, and boat tours on Loch Ness.

For businesses located on the green in Drumnadrochit, this prime location offers excellent exposure to the steady stream of tourists and locals alike. The village's charm, combined with its strategic position near major attractions and transport links, makes it an attractive spot for various commercial ventures, particularly those catering to the tourism industry.



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The Business

The Morlea Bed & Breakfast in Drumadrochit is a charming hospitality business operated by a husband and wife partnership without additional staff. The property features four en-suite rooms currently in use for guests, along with a single room with an external shower room that is presently utilized as an office but could potentially be converted for additional letting. The B&B operates seasonally, welcoming guests from the end of March to the end of October, offering a 100% accommodation experience with complimentary breakfast included. Room rates for 2024 vary depending on the booking method, with walking company rates at £100 (Agreed price of £110 for 2025), direct website bookings at £135, and online travel agency (OTA) bookings at £135 plus a 15% surcharge. The Morlea B&B benefits significantly from partnerships with tour operators specializing in arranging trips for guests walking the Great Glen Way, contributing to a substantial portion of their business. Marketing efforts for the establishment include maintaining their own website, leveraging platforms such as TripAdvisor and Google, and listing on popular OTAs like Booking.com and Expedia to maximize visibility and attract a diverse range of guests.



Property

The Morlea Guest House in Drumadrochit is a charming Victorian villa that exudes elegance and comfort throughout. This immaculately maintained property showcases the highest standards of presentation, blending original features with modern amenities. Upon arrival, guests are welcomed through a quaint storm porch into a welcoming reception area. The heart of the home is a cosy guest lounge, complete with a warm wood-burning stove, perfect for relaxing evenings. Adjacent to this is a well-appointed guest dining room where delicious meals are served. The property retains many original Victorian features, adding character and charm to the overall ambiance. A modern kitchen boasts a good range of base and wall-mounted units, complemented by a central island for efficient food preparation. The ground floor also houses two bedrooms for the owners, ensuring privacy and convenience. A delightful conservatory, featuring a new roof and patio doors, opens onto a picturesque garden, providing a serene space to enjoy the surrounding natural beauty. The upper floor is dedicated to guest accommodation, with four spacious letting rooms, each with its own en-suite bathroom. An additional room, currently used as an office, has the potential to be converted into a fifth bedroom with a private bathroom on the half-landing. The property also benefits from a utility area on the half-landing, adding to its practicality. With its combination of Victorian charm, modern comforts, and thoughtful layout, the Morlea Guest House offers an idyllic retreat in the heart of Drumadrochit.

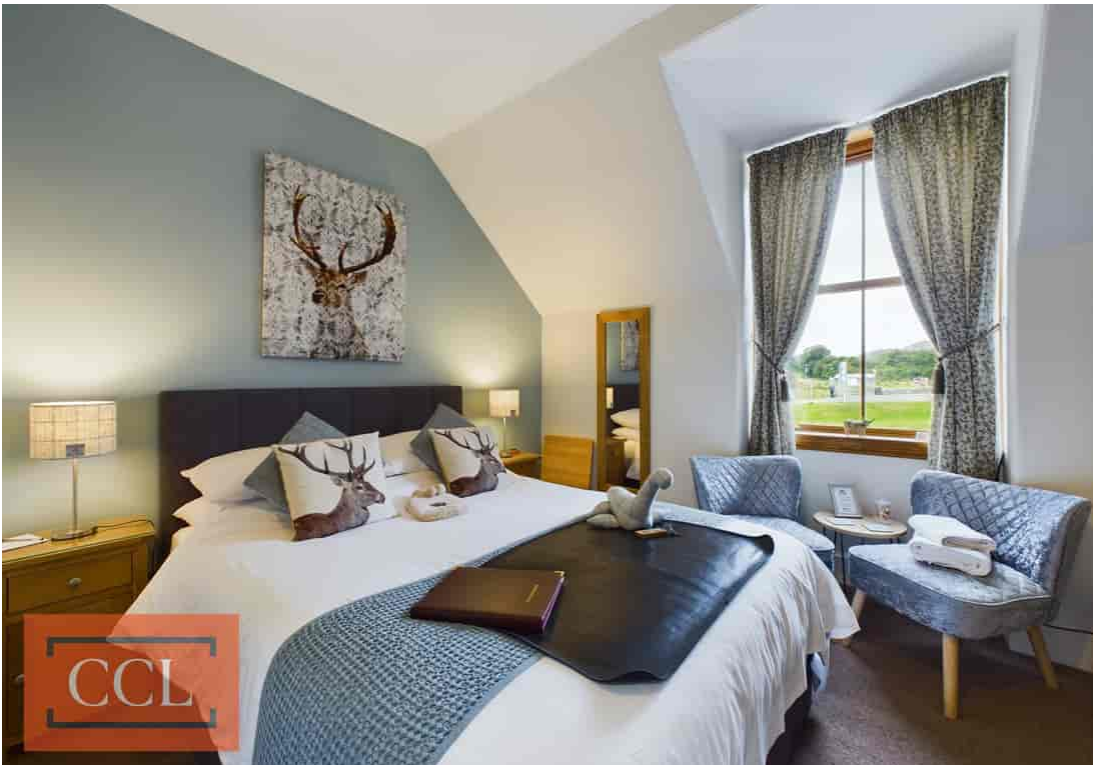


External

The Morlea Guest House features an attractive setting, with its front facing the village green. The private rear garden is enclosed and well-maintained, boasting a beautiful lawn, mature shrubs, and flower beds. A hedge separates this area from the car park, which provides ample parking space for guests and owners. The garden includes practical amenities such as a shed and a log store. A patio, accessed from the conservatory, with a seating area offers a pleasant outdoor space for the owners. The garden's design ensures privacy and creates a secluded retreat.









Tenure

Scottish equivalent of Freehold.

Services

Main Electricity drainage and water.

Biomass boiler with buffer tank downstairs and hot water tank upstairs – runs central heating and hot water.

Solar Panels. EV charging point.

Trading Information

Trading Information will be provided after formal viewing has taken place.

Floor 0

Floor 1

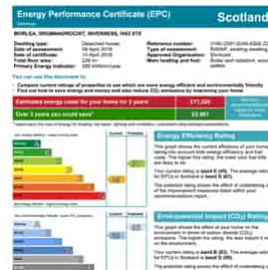
Approximate total area⁽¹⁾
225.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.