



*Your Fraserburgh Solicitors*



**BAYVIEW GUEST HOUSE, 63 SALTOUN PLACE,  
FRASERBURGH, ABERDEENSHIRE, AB43 9RY**

**Offers Over  
£250,000**

- BED AND BREAKFAST
- LARGE DINING ROOM
- OWNERS BEDROOM
- OWNERS LIVING ROOM
- 6 LETTING ROOMS
- GARAGE
- SOLAR PANELS
- GAS CENTRAL HEATING
- EPC RATING - C

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[www.macraestephen.co.uk](http://www.macraestephen.co.uk)





63 SALTOUN PLACE DINING ROOM



63 SALTOUN PLACE DINING ROOM ALT





63 SALTOUN PLACE OWNERS LOUNGE



63 SALTOUN PLACE OWNERS LOUNGE ALT





63 SALTOUN PLACE SUN LOUNGE



63 SALTOUN PLACE KITCHEN





63 SALTOUN PLACE KITCHEN ALT1

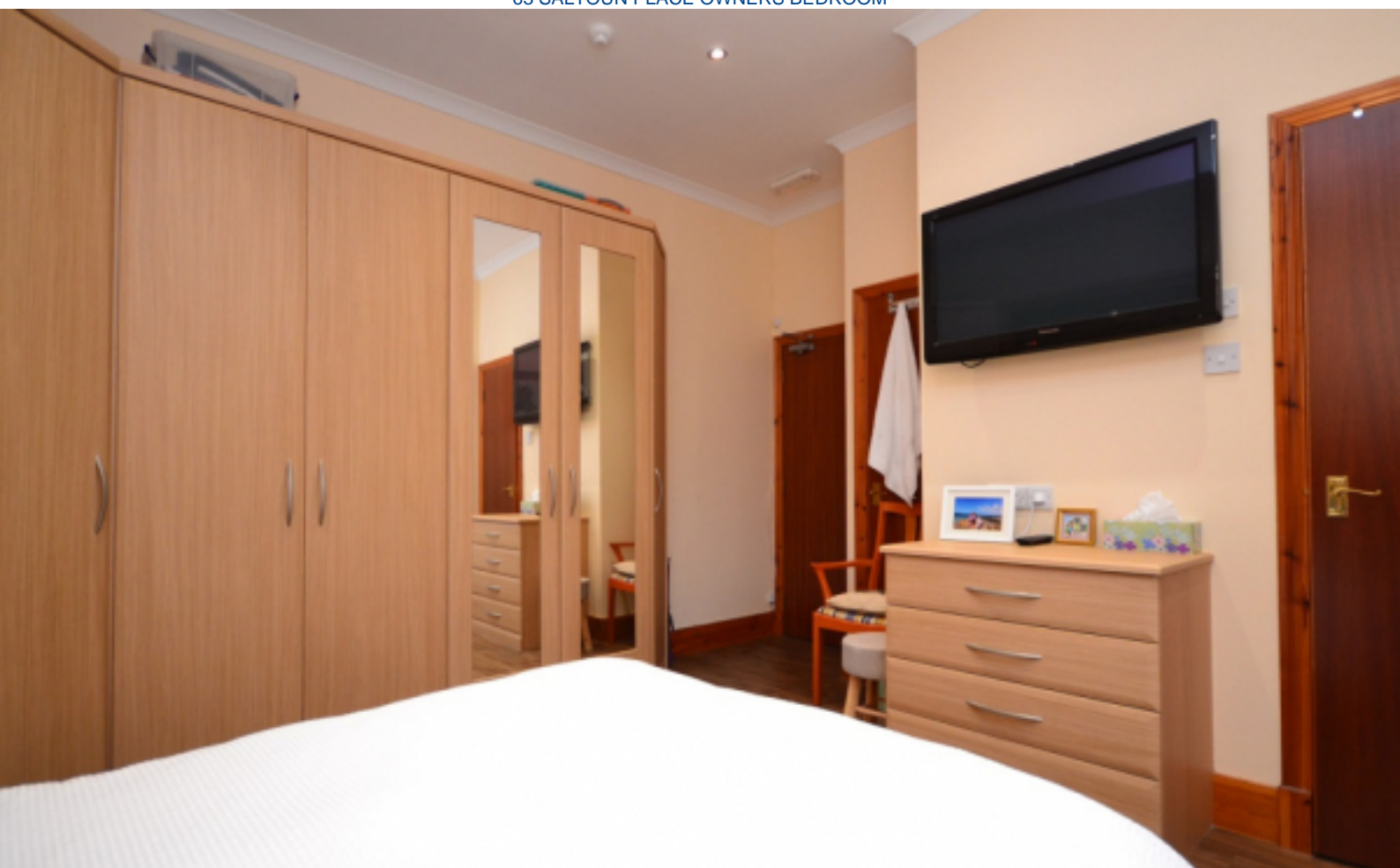


63 SALTOUN PLACE KITCHEN ALT2





63 SALTOUN PLACE OWNERS BEDROOM



63 SALTOUN PLACE OWNERS BEDROOM ALT



63 SALTOUN PLACE EN SUITE

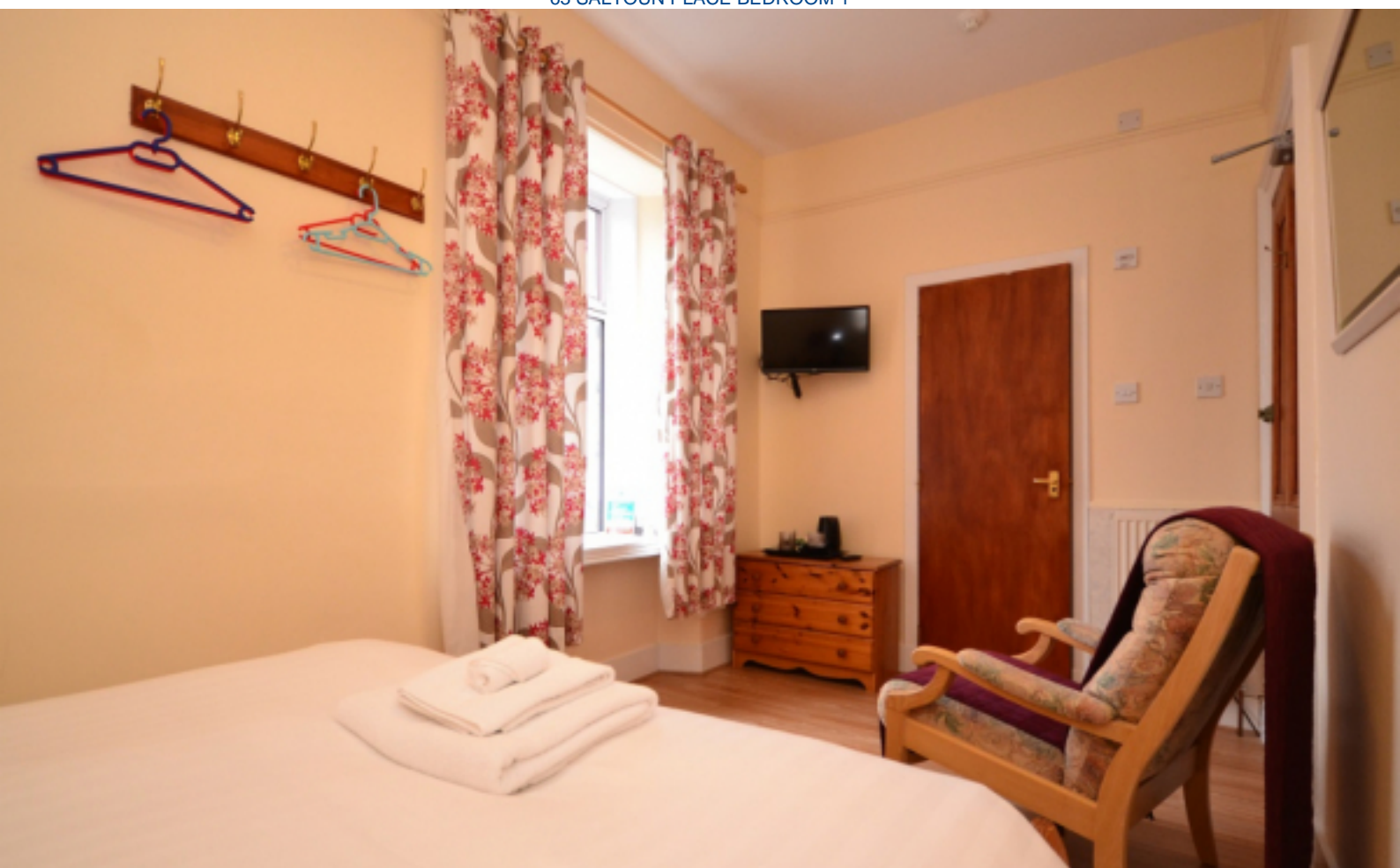


63 SALTOUN PLACE EN SUITE ALT





63 SALTOUN PLACE BEDROOM 1



63 SALTOUN PLACE BEDROOM 1 ALT





63 SALTOUN PLACE BEDROOM 3



63 SALTOUN PLACE BEDROOM 3 ALT





63 SALTOUN PLACE BEDROOM 3 EN SUITE



63 SALTOUN PLACE BEDROOM 4





63 SALTOUN PLACE BEDROOM 4 EN SUITE

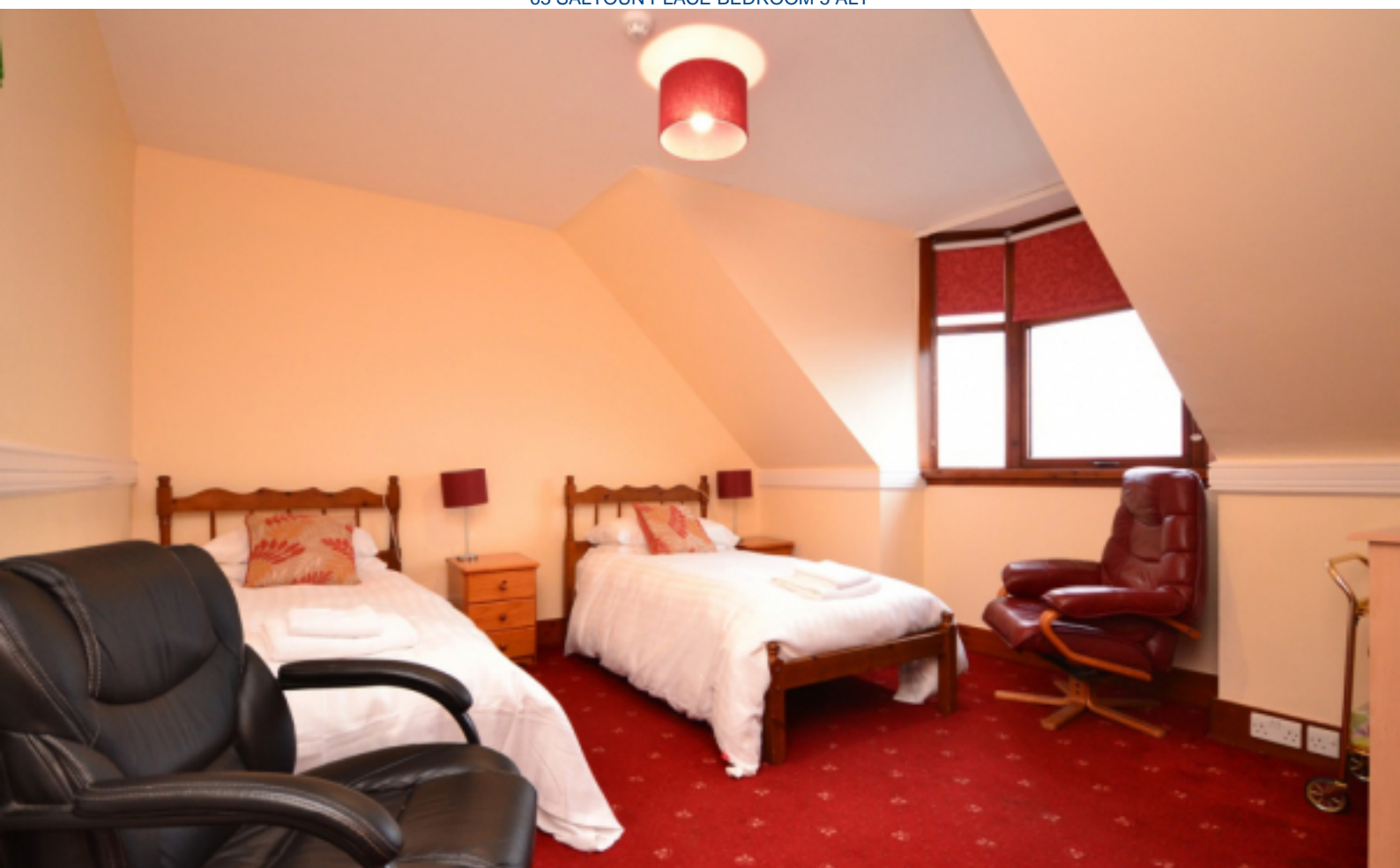


63 SALTOUN PLACE BEDROOM 5





63 SALTOUN PLACE BEDROOM 5 ALT



63 SALTOUN PLACE BEDROOM 6





63 SALTOUN PLACE BEDROOM 6 ALT



63 SALTOUN PLACE BEDROOM 6 EN SUITE





63 SALTOUN PLACE WC



63 SALTOUN PLACE LAUNDRY ROOM





63 SALTOUN PLACE CAR PORT



63 SALTOUN PLACE GARAGE



## DESCRIPTION

### Home Report Valuation £250,000

Bayview Guest House is a fully established centrally located bed and breakfast business. The property and related business are for sale as a going concern complete with the whole fittings and fixtures required for the business. The property can also be easily changed and used as a residential property making ideal for large families looking for extra space.

There are 6 letting bedrooms which are fully furnished to a high standard plus the owner's accommodation.

The property also benefits from having gas central heating, full double glazing and solar panels fitted to the rear.

The accommodation comprises of, an entrance hallway leading to, a fully furnished dining room to the front, owners' room with en-suite, kitchen then leading through to side entrance vestibule where there is a, WC, laundry room with commercial washing machine and drier, owners living room and sun lounge to the rear. First floor there is three double rooms all with en-suite. Second floor there is two double letting rooms and one single room all with en-suite.

Outside there is off road parking to the front and a large fully enclosed garden to the rear with a greenhouse. There is also a large garage with two electric doors allowing you access to a car port. Above the garage there is a fully lined store and separate office space with power.



## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

DINING ROOM - 4.7M X 4.1M

KITCHEN - 6.2M X 3.5M

LOUNGE - 4.6M X 3.8M

SUN LOUNGE - 4M X 3.6M

DOWNSTAIRS WC - 2.2M X 1.6M

LAUNDRY ROOM - 4.6M X 1.4M

OWNERS BEDROOM - 3.9M X 3.1M

EN SUITE - 2.3M X 1M

BEDROOM 1 - 4.6M X 2.2M

EN SUITE - 2.4M X 0.8M

BEDROOM 2 - 3.5M X 2.7M

EN SUITE - 2.4M X 0.8M

BEDROOM 3 - 4M X 2.8M

EN SUITE - 2.2M X 1.3M

BEDROOM 4 - 2.9M X 2.8M

EN SUITE - 1.8M X 1.6M

BEDROOM 5 - 3.5M X 3.2M

EN SUITE - 2.4M X 0.8M

BEDROOM 6 - 4.4M X 3.5M

EN SUITE - 2.2M X 1.6M

OFFICE - 3 4M X 2.4M

Whilst these particulars are believed to be correct they are not warranted and are not to form part of any contract of sale