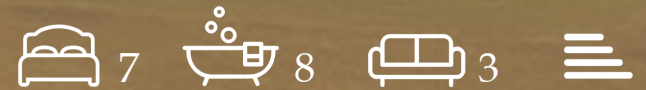




K Allan Properties

Button - Ben, Button Road, Stenness, Orkney, KW16 3HA

Offers Over £795,000





Button-Ben Button - Ben

Orkney, KW16 3HA

- 7 Bedroom Guest House
- Architect, custom designed guest house
- Spectacular views of the Hoy Hills & Stromness
- Close to schools and local amenities
- Virtual Viewings are available
- Turn key business, ready to go
- Business Investment
- Sits on 6 acres (approx)
- Floor plan and virtual tour can be found on K Allan Properties
- Tenure: Freehold

VIRTUAL VIEWINGS ARE AVAILABLE

Button-Ben Guest House is a beautifully presented custom built 7-bedroom guest house boasting a 5-star Trip Advisor rating along with being a finalist in the Highlands & Islands Tourism 2019 awards. Currently offering 12 months a year trading and providing a "home and income" lifestyle opportunity.

The property has breath taking scenic sea views, seven, luxurious bedrooms with stylish interior design and en-suite facilities and stylish public rooms. Generous and attractive grounds 6 Acres (approx.) with private off-road parking and ample parking for guests.

Button-Ben is a custom-built guest house built in 2007. Located on the Button Road in Stenness, Mainland Orkney. Offering a stylish decor and brought to the market fully furnished as a turnkey business with high end classic mahogany furniture throughout the property. Situated a short drive to the City of Kirkwall and surrounded by Orkney tourist hotspots.



THE PROPERTY

BUSINESS OPERATION

DEVELOPMENT POTENTIAL

LOCATION

PUBLIC AREA

PRIVATE AREA

BEDROOMS

BEDROOM 1 & 3

BEDROOM 2

BEDROOM

BEDROOM 7

OPEN LOUNGE AREA



GROUNDS
SERVICES
REASON FOR SELLING
ADDITIONAL INFORMATION
EPC rating - C

Directions





Floor Plans



Viewing

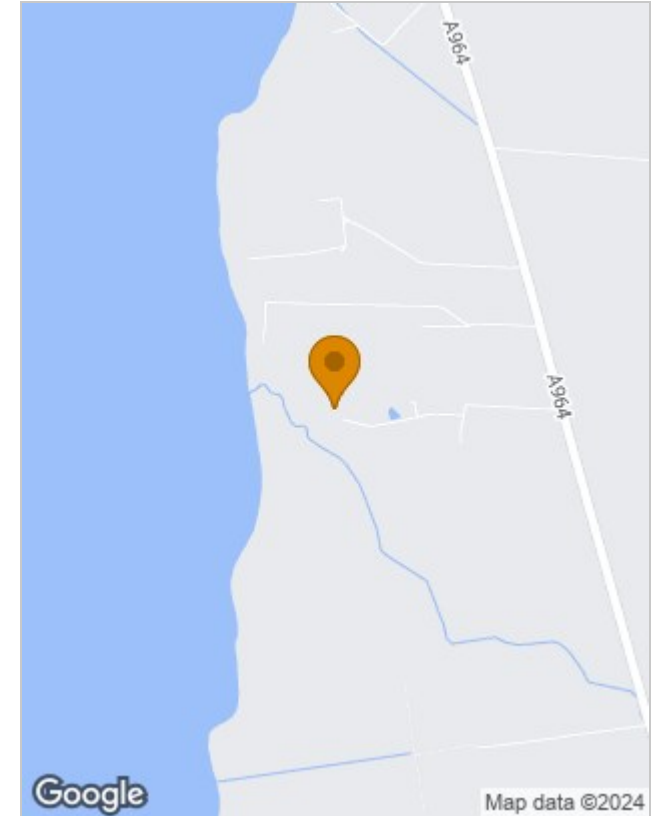
Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: info@kallanproperties.co.uk <https://www.kallanproperties.co.uk>

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		