West Coast Small Hotel FOR SALE

The Creggans Inn, Cairndow, Scotland, PA27 8BX

A unique opportunity to acquire a superb waterside hotel on the west coast



Drysdale and Company, Argyll Court, Castle Business Park, Stirling, FK9 4TY

T: +44 7851317186 | **E:** info@drysdaleandcompany.co.uk| www.drysdaleandcompany.co.uk



Drysdale & COMPANY

Executive Summary

- **Location:**The Creggans Inn enjoys a roadside position on the A815 overlooking Loch Fyne in the village of Strachur
- **Accommodation:** Restaurant, Public bar, Lounge, Function room, 14 ensuite bedrooms.
- **Owner's Accommodation: NOT INCLUDED** however, the owners have detached residential property next to the hotel available by separate negotiation
- **External:** Private car park, landscaped gardens, outside seating area
- **Asking Price: Offers over £850,000**
- **Opportunity:** Heritable (Freehold) sale as a Trading Going Concern.


Elgin
Inverness
Portree
HEBRIDES
Aberdeen
SCOTLAND
Dundee
St Andrews
Creggans
Stirling
Edinburgh
Glasgow

Location

The Creggans Inn is situated on the eastern shore of Loch Fyne, a sea loch on the west coast of Scotland and overlooks the Kintyre Peninsula to the west.

The hotel is located an hour's drive from Glasgow and is on a popular Argyll & Bute tourist route with Inveraray only 25 minutes drive away.

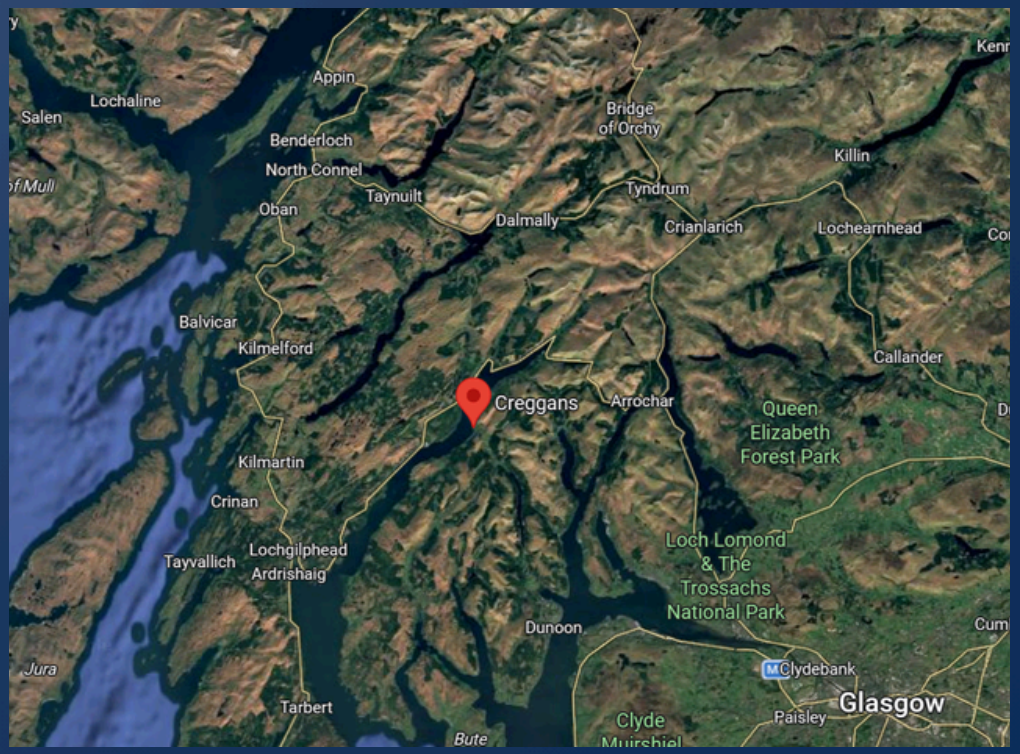
The Creggans has been long established as a destination venue just outside the village of Strachur and is within easy reach of Loch Lomond and the Trossachs National Park and the many islands off the west coast of Scotland with Oban being the closets and busiest ferry port with regular services to Mull, Coll, Tiree and Barra.

Offering a rare combination of spectacular west-coast scenery and convenient accessibility from Scotland's central belt, the property benefits from strong passing trade along the scenic A83 route while also serving as a destination in its own right.

The surrounding landscape of sea lochs, forests and Highland hills provides an exceptional backdrop for leisure tourism, making the inn ideally positioned to attract visitors seeking an authentic west-coast Highland experience throughout the year.

Drive times:

Glasgow	1 hour	Oban	90 minutes
Loch Lomond	30 mins	Edinburgh	2.5 hours





Property Overview

The accommodation at The Creggans Inn is arranged over ground, first and second floors within the traditional inn building and offers a well-balanced mix of guest bedrooms and welcoming public areas designed to maximise the property's loch-side setting.

At ground floor level, the hotel provides a series of characterful public rooms including a welcoming reception area, guest lounge, traditional public bar and restaurant as well as a function room which enjoy views across Loch Fyne. These spaces are arranged to create a relaxed yet atmospheric environment for both resident guests and non-resident diners. The restaurant and bar areas are supported by a fully equipped commercial kitchen together with ancillary service and storage areas.

Guest accommodation is arranged over the upper floors and comprises a collection of individually styled en-suite letting bedrooms. Many of the rooms benefit from attractive outlooks across the loch or the surrounding Argyll countryside, reflecting the tranquil setting of the property. The bedrooms are complemented by circulation corridors and guest facilities typical of a boutique country inn of this style.

Overall, the layout provides a comfortable and efficiently arranged hospitality operation, combining welcoming public areas with well-presented letting accommodation suited to leisure travellers visiting this scenic part of Scotland.





Accommodation

The hotel provides 14 well-appointed en-suite letting bedrooms, each individually styled to reflect the character of a traditional west-coast inn while offering modern guest comforts.

There are 8 bedrooms on the first floor and 6 on the second floor of the hotel, with the majority benefitting from a loch view.

Many of the bedrooms benefit from attractive outlooks across Loch Fyne and surrounding countryside, enhancing the guest experience and reinforcing the property's destination appeal.

All rooms are fitted with private bathroom facilities and are presented in a comfortable boutique style consistent with the overall character of The Creggans Inn.

Two, 2 bedroom apartments are provided within the hotel and currently utilised as staff accommodation.























FURTHER INFORMATION

Services:
The subjects are connected to mains electricity. An oil fired central heating system is in place as well as a biomass boiler which has 8 years remaining on the RHI (Renewable Heat Incentive) grant.

Tenure:
Heritable (Freehold)

The Business and Opportunity:
The business has been owned and operated by the current proprietors for over 19 years and is well established as a destination venue on the dramatic west coast. The opportunity would suit a chef operator, or owner-operator couple. The owners live in an adjacent house next to the hotel which would be available by separate negotiation. The function room could be developed to create additional bedrooms or alternatively owner's accommodation which would have spectacular views over Loch Fyne. (STPP)

Rateable Value:
£31,750 (April 2026 revaluation)

Asking Price: Offers over £850,000

EPC:
EPC rating F

Finance:
We are in regular contact with specialist finance brokers in the sector and would be happy to refer a purchaser to the appropriate contacts

GET IN TOUCH

Drysdale and Company
Argyll Court
Castle Business Park
Stirling
FK9 4TY

For enquiries and viewing appointments, please contact:

 info@drysdaleandcompany.co.uk

 01786 820 301

 07851 317 186

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

Drysdale & Company specialise in the hospitality property market

Looking for guidance with selling or buying in the sector?

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