

Why book with Scotland's Best B&Bs?

Our collection of B&Bs has been chosen so you can be assured of a very personal, warm welcome from your hosts.

- Small premises (with no more than 5 guest rooms).
- Guaranteed personal attention and assistance throughout your stay.
- Freshly cooked breakfasts with local produce.
- Living locally means that your hosts will know the special places to visit, the best places to eat and everything to make your stay memorable.



Northlands B&B, Pitlochry

Whether you would like to stay on a farm or in an elegant country house, booking with Scotland's Best B&Bs means you will enjoy high quality accommodation and excellent hospitality to create lasting memories of an authentic experience on your holiday in Scotland.



Newton Farm Holidays, Angus

Browse the sections on our website to see B&Bs which are dog friendly, family friendly, or offer evening meals. You can also see our Rural Retreats, Coastal Collection and Romantic B&Bs.

SOUTH & CENTRAL SCOTLAND



MILL HOUSE

David & Clare Edgar

Kirk Yetholm, Kelso, Scottish Borders TD5 8PE

01573 420604

dedgar189@btinternet.com

www.millhouseyetholm.co.uk

5 rooms/suites (double, twin, family)

This converted 18th century mill is less than 2 miles from the English border and ideal for visiting the Berwickshire/Northumberland coastline, as well as the historic Border towns of Kelso, Melrose and Jedburgh with their famous Abbey ruins. Perfect for walkers as it is at the end of The Pennine Way and also close to St Cuthbert's Way Trail from Melrose to Lindisfarne. Full Scottish breakfast. Guests can relax on the patio or in the drawing room with open fire. Children aged over 12 are welcome. VisitScotland rated 4 Star GOLD B&B (2024/25).



ARDEN COUNTRY HOUSE

Beth Cruickshank

Belsyde, Linlithgow EH49 6QE

01506 670172

info@ardencountryhouse.com

www.ardencountryhouse.com

3 ensuite king / superking bedrooms (one on the ground floor)

Set in the grounds of a 100-acre estate, just 2 miles from the royal burgh of Linlithgow. Only 20 minutes from Edinburgh Airport. An ideal base for exploring the Central Belt with Linlithgow Palace and Outlander locations close by. Your hostess is previous winner of the Friendliest Landlady award and can offer afternoon tea with home baking on arrival. Extensive breakfast menu. Children over 12 are welcome. AA rated 5 Star GOLD B&B (2026).



MAPLE COTTAGE B&B

Heather Baxter

6a Hall Crescent, Gullane, East Lothian EH31 2HA

01620 843929 / 07722 244739

heather@maplecottagegullane.com

www.maplecottagegullane.com

4 kingsize double / twin

Beautifully presented, modern detached house in centre of the village of Gullane on the picturesque East Lothian coast. Two bedrooms are on ground floor and two larger rooms are on the first floor (one of which can sleep a third person - children over 8 are welcome). Within walking distance of Gullane Golf Club and just a short drive from the championship course at Muirfield Links Golf Club and Luffness New at Aberlady. Archerfield Links and the Renaissance Golf Club are also both nearby, as well as many other courses on Scotland's Golf Coast. Discover quaint villages, marvellous sandy beaches, castles, coastal walks and local wildlife including seabirds - all just 20 miles from Edinburgh.

FIFE



CRAIGHALL STEADING

Caroline & Dave Jones-Lofting

Ceres, Cupar, Fife KY15 5PT

07840903161

hello@craighallsteading.co.uk

www.craighallsteading.co.uk

3 kingsize double rooms (2 on the ground floor)

Unique smallholding near the picturesque village of Ceres. Enjoy views of the Lomond Hills & Fife countryside from bedrooms overlooking the garden. Bedrooms with ensuite rainfall shower, complimentary toiletries and fluffy bathrobes. Breakfast is freshly made using produce from the garden and local suppliers. Private garden with patio area. Dogs welcome (small charge) in the Garden View bedroom. Close to woodland walks, cycling routes and the Fife Pilgrim Way. Many historic attractions, golf courses and distilleries are within a short drive. Children welcome.

AA 4 Star Gold B&B (2026). Green Tourism GOLD award. St Andrews 9 miles. Dundee 15 miles.



No.12 Bed & Breakfast

Pam Izatt

12 Grange Road, St Andrews, Fife KY16 8LF

07545 068748 / 07545068748

pam@no12bandb.co.uk

www.no12bandb.co.uk

2 super king/twin, 1 double

Friendly B&B with sea views near East Sands beach, just a short walk from St Andrews town centre, castle, cathedral and University. Bedrooms with Smart TV with Netflix & Amazon Prime, complimentary toiletries, super fast free WiFi. Free car parking. Perfect for exploring the coastline and golf courses of Fife. Secure storage area for golfing equipment.

Dundee 14 miles. Perth 33 miles. Dunfermline 36 miles. Over 16s only.



BAYVIEW

Paul & Margaret Kelly

Drumeldrie, Upper Largo, Fife KY8 6JD

01333 360454 / 07958 593685

margaret@bayviewfife.com

www.bayviewfife.com

1 kingsize / twin on ground floor & 1 superking with sofa bed upstairs

Set in Upper Largo, this 19th century cottage has sea views in an idyllic location on the Fife Coastal Path. Surrounded by famous Fife golf courses. Your hosts can organise golf at reduced rates at some local clubs. 11 miles from St Andrews. Relax in the garden where your hosts grow their own fruit. Full cooked traditional breakfasts. Romantic Breaks package include champagne, handmade chocolates, fresh flowers, fresh fruit, candles, bathrobes. Children welcome.

VisitScotland rated 4 Star GOLD B&B (2024/25).

PERTHSHIRE



CRAIGELLIE HOUSE

Charles & Liz Bushby

Alyth, Blairgowrie, Perthshire PH11 8LA

01828 633 381 / 07709 931 641

craigelliehouse@gmail.com

www.craigellie.co.uk

1 super king/twin & 1 king with a sofa bed for 2 children

Elegant country house near Blairgowrie set in private grounds in the rolling countryside of eastern Perthshire. Woodland walks & cycle paths nearby. Your hostess Liz is a trained Nutritional Therapist who offers good home cooking with seasonal vegetables from the garden. Full cooked breakfasts and optional evening meals. Enjoy home baking in the guests' sitting room in the afternoons. This tranquil retreat is ideal for exploring Perthshire, the Angus Glens, Dundee, Fife & the Cairngorm mountains. Only 90 minutes north of Edinburgh.

AA rated 5 Star Silver B&B and AA Breakfast & Dinner Awards (2026).



NORTHLANDS B&B

Pauline Duncan

Lettoch Road, Pitlochry PH16 5AZ

01796 474131

stay@northlandsbandb.com

www.northlandsbandb.com

2 kingsize / twin & 1 kingsize double

In the popular town of Pitlochry, this elegant B&B is ideal for golf, gardens, historic sites and touring scenic Perthshire & Central Scotland. Regional winner of Scottish Thistle Award for the Most Hospitable B&B / Guest House in Central, Fife & Tayside 2019/20 and winner of a Special Commendation at the national finals. Your host Pauline was recognised as one of the Top 100 Women in Tourism in Scotland in 2022 & 2024. Enjoy breakfast in the dining room overlooking the garden. Children over 13 welcome. VisitScotland rated 4 Star GOLD B&B (2024/25).



DALGREINE GUEST HOUSE

Rhona & John Metcalfe

Bridge of Tilt, Blair Atholl PH18 5SX

01796 481276 / 07988607803

info@dalgreineguesthouse.co.uk

www.dalgreineguesthouse.co.uk

2 superking double / twin & 1 kingsize double

Set in the quiet village of Blair Atholl, just 10 minutes walk from Blair Castle. An idea base from which to explore Perthshire, the Highlands, Angus & Dundee, the Cairngorms and Royal Deeside. Enjoy spectacular scenery, castles, distilleries, golf, fishing, hill walking, white water rafting, mountain biking and cycling. 7 miles from Pitlochry. Bedrooms with generous hospitality trays, luxurious toiletries, bathrobes and TVs. VisitScotland rated 4 Star B&B (2024/25).

ANGUS



NEWTON FARM HOLIDAYS

Louise Nicoll

Newton of Fotheringham Farm, Inverarity,
Forfar, Angus DD8 2JU

01307 820229 / 07768 431020

stay@newtonfarmholidays.co.uk

www.newtonfarmholidays.co.uk

1 double room plus sofa bed on ground floor

Authentic working family farm only 2 miles off the A90 between Dundee and Forfar in the scenic Angus countryside. Cooked breakfast with local produce. Your hosts won the Scottish Thistle Award in 2018/19 for the Most Hospitable B&B in the whole of Scotland. Winners of the Scottish Thistle Award for the Best B&B / Guest House Experience in region for 2022/23 and for 2023/24. Award-winning farm tours to meet and feed the animals. Ideal for exploring the Angus Glens, playing golf or visiting Glamis Castle (8 miles) and the museums of Dundee (7 miles). Children welcome. Dogs are welcome by arrangement. VisitScotland rated 4 Star GOLD B&B (2024/25).

ARGYLL



SEAVIEW BED & BREAKFAST

John & Jane Noddings

Fionnphort, Isle of Mull, Argyll PA66 6BL

07708 556311

john@seaview-mull.co.uk

www.seaview-mull.co.uk

1 kingsize, 2 single, 1 super kingsize double / twin on the ground floor

Discover the unique and authentic experience of life on a Hebridean island while staying at this B&B at the southern tip of the Isle of Mull. Enjoy award-winning Hebridean hospitality, delicious food, good craic and 'Scottish Thistle' winning customer service. Set in the fishing village of Fionnphort overlooking the Sound of Iona. 2 minutes walk from the ferry to Iona & boat trips to Staffa & the Treshnish Isles to see puffins. Explore stunning beaches, hills, castles, wildlife spotting. Famous for its Fingal's Breakfast. Dogs welcome in some bedrooms.

AA 4 Star GOLD B&B (2026).



ARDNO HOUSE

Lettermore, Ballachulish,

Argyll PH49 4JD

Robert and Morag Whiteley

01855 811830 / 07743 473131

Email: stay@ardnohouse.co.uk

www.ardnohouse.co.uk

1 kingsize/triple and 3 kingsize (1 on ground floor)

Panoramic views of Loch Linnhe and across to the Ardgour Hills. Glencoe 5 miles. Fort William 15 miles. Oban 29 miles. Ideal for exploring Lochaber, Ardnamurchan, Glen Etive, Rannoch Moor, Mull and the Road the Isles. Guest lounge on the first floor with telescope to watch wildlife on the loch. See birds and red squirrels in the garden while enjoying a full Scottish cooked breakfast or daily special with plenty of choice for vegetarians and vegans. Oatcakes, shortbread, jams and marmalades are all homemade on the premises.

Over 18s only. VisitScotland rated 4 Star GOLD B&B (2024/25).

ABERDEENSHIRE & HIGHLANDS



BRANDON LODGE

Mrs. Lorna MacLeod

Boyndie, Banff, Aberdeenshire AB45 2LQ

01261303878 / 07825664253

brandonlodge@woop200.co.uk

www.brandonlodgeportsoy.co.uk

1 kingsize double & 1 kingsize double room with adjoining double (can be let as a suite)
Stone cottage in idyllic countryside - ideal for exploring Aberdeenshire, Speyside and the Moray coast. Portsoy harbour (3 miles). Banff (5 miles). Also close to the North East 250 Tourist Route. Discover whisky distilleries, castles and standing stones, or enjoy golf, fishing, cycling and walking. Spot seals, dolphins, porpoises and whales from the coast or on local boat trips. Children welcome. VisitScotland rated 4 Star B&B (2024/25).



ARDMEANACH HOUSE

Andrea Skinner

43 Fairfield Road, Inverness IV3 5QP

07710820472

adgss43@gmail.com

www.ardmeanach.co.uk

3 kingsize double (2 with four-poster beds), 1 twin, 1 single
Elegantly furnished Victorian villa just a short walk from Inverness city centre, the River Ness and Caledonian Canal. This historic property was built in the 1860s and has links to the Bishops of Inverness. Within easy walking distance of all the city's attractions, shops and restaurants. Private parking. Extensive breakfast menu. An ideal base for touring Loch Ness & the Highlands or exploring the North Coast 500. Over 18s only.



HOME FARM

Susan & Stewart Rae

Highfield Mains, Muir of Ord,

Ross-shire IV6 7XN

01463 871779 / 07710 112485

info@bedandbreakfasthighlands.scot

www.bedandbreakfasthighlands.scot

1 kingsize, 1 twin, 1 king/family/triple
Set in an acre of landscaped gardens with views to the surrounding hills of the Black Isle. Guests can relax in the conservatory, the guest lounge or the garden itself. Only 20 minutes drive north of Inverness, it is ideal for exploring the North Coast 500, Loch Ness, Glen Affric, Moray and the Highlands. You can also go dolphin watching nearby. Breakfast is prepared by your hostess using eggs from her own hens. Dinners are available by arrangement featuring the finest meat and seafood including langoustines and scallops caught locally. Children over 13 are welcome. VisitScotland rated 4 Star GOLD B&B (2024/25).

CAITHNESS



AULD POST OFFICE B&B
Lynne & Weyland Read
Spittal-by-Mybster, near Thurso,
Caithness KW1 5XR
01847 841391
auldpostoffice@btinternet.com
www.auldpostoffice.com

1 kingsize & 1 super-kingsize / twin

Set in 8 acres of beautiful landscaped gardens & private woodland. Bedrooms have French doors to the patio and gardens. Quietly situated in the countryside on the A9 and North Coast 500 route. Thurso 9 miles. Wick 14 miles. Attractions in the area include cliff-top walks, sea bird colonies, archaeological sites, distilleries and boat trips to Orkney, as well as the Queen Mother's former castle & gardens. This B&B offers a unique Garden Sun Lounge for guests with more than 100 Scottish Gins, and a selection of single malts and Scottish Rums. Children over 3 are welcome. VisitScotland rated 4 Star GOLD B&B (2024/25).



BURNSIDE COTTAGE
Kacey & Stephen George
Gills, Canisbay, by Wick,
Caithness KW1 4YB
07984 436955
info@burnside-cottage.co.uk
www.burnside-cottage.co.uk

1 twin room & 1 double / triple / family suite (all on ground floor)

Stylish & tranquil eco-friendly B&B just off the NC500 with views over the Pentland Firth. 1 mile from the ferry to Orkney. The Castle of Mey, Dunnet Head, John O'Groats & Duncansby Stacks are all within a 5-15 minute drive. Extensive breakfast menu and optional evening meals with many vegan options are available via room service. Drinks menu with whisky, gin, rum and vodka from local distilleries & breweries. Dogs welcome. Children over 3 welcome. Green Tourism GOLD award.

WEST HIGHLANDS



BINNILIDH MHOR B&B

Sheila & Allan Common

Dalchreichart, Glenmoriston IV63 7YJ

01320 340269

sheila@binmhor.co.uk

www.binmhor.co.uk

2 super kingsize double/twin on ground floor and 1 suite with 1 super king double & 2 single beds. Situated in Glenmoriston 10 miles from Loch Ness, midway between Inverness (38 miles) & the Isle of Skye (45 miles). Set in spacious grounds surrounded by open views and forests, it's perfect for hill walking or an ideal touring base. Extensive breakfast menu with local produce. Evening meals (1, 2 or 3 courses) are available including venison from the local estate. Children over 14 are welcome. VisitScotland rated 5 Star B&B (2024/25).



ARDARROCH COTTAGE

Ellie Lane

Kinlocheil, Fort William PH33 7NP

01397722204 / 07501089300

ardarrochcottage@btinternet.com

www.ardarrochcottage.co.uk

1 double and 1 kingsize

Set on the scenic 'Road to the Isles' with panoramic views of Loch Eil and Ben Nevis. Discover Skye, Ardnamurchan, Moidart, Morvern, Sunart and Ardgour. Just 3 minutes walk from the Locheilside train station between Fort William & Mallaig on the scenic West Highland Line. See the steam train pass the house in summer. Glenfinnan 6 miles. Fort William 10 miles. Glencoe 26 miles. Mallaig 33 miles. Your host is passionate about food and offers full cooked breakfasts and optional evening meals including local fish & game.

Over 18s only. AA 5 Star GOLD B&B (2025).

ISLE OF SKYE



ASHAIG B&B

Debora Viola & Richard Duckett

3 Kildonan, Edinbane, Isle of Skye IV51 9PU

07871390140

ashaigbandb@gmail.com

www.ashaig.net

1 twin and 1 kingsize

Coastal idyll on Loch Greshornish and the Waternish peninsula in the north of Skye. Set on a single track road in the crofting township of Kildonan. Ground floor accommodation throughout with a ramp for step-free access. Full cooked breakfasts and daily specials. Enjoy dark skies and spectacular sunsets at this eco-friendly B&B where you can slow down and enjoy scenery, wildlife and walks for all abilities. Discount on stays of 4 or more nights.

Dunvegan 10 miles, Portree 12 miles, Uig ferry terminal 18 miles. Over 18s only.

ISLE OF SKYE



STRATHGORM B&B

Alison Graham

15 Upper Breakish, Broadford,
Isle of Skye IV42 8PY

01471 822508 / 07771 598390

alison@strathgorm.co.uk

www.strathgorm.co.uk

1 double, 1 twin, 1 family room with 1 double bed & 1 single bed

Spacious family house just 4 miles from the Skye Bridge in the small village of Breakish with spectacular views over Broadford Bay and Cuillin mountains. Explore the castles, mountains, history and wildlife of South Skye. Walkers, cyclists and bikers welcome. Full Scottish breakfast or Continental options. Children over 10 are welcome.

VisitScotland rated 4 Star B&B (2024/25).



CUIL LODGE

Sandy & Margaret Borland

South Cuil, Uig, Isle of Skye IV51 9YB

01470 542474

info@cuil-lodge.co.uk

www.blue-skye-thinking.org

1 double, 1 kingsize, 1 superking double

Set in north Skye with spectacular views over Uig Bay. Bedrooms with TV, bathrobes, silent fridge, hairdryer, etc. Guests can use the two downstairs lounges, sun room, and outdoor seating area. Full cooked breakfast. Home baking is served every afternoon. Discover the island's castles, wildlife and scenery. Take the ferry to the Outer Hebrides or a boat trip to St Kilda.

Over 18s only. VisitScotland rated 4 Star GOLD B&B (2024/25).



WOODBINE HOUSE

Cassandra & Stephen Murray

Uig, Isle of Skye IV51 9XP

01470 542243 / 07985 660382

contact@woodbineskye.co.uk

www.woodbineskye.co.uk

2 double, 2 kingsize double & 1 super king / twin

The longest running guest house in Uig on the Trotternish peninsula in the north of Skye.

Traditional stone built croft house dating back to the 1890s overlooking Uig Bay. Guest lounge with log fire. 1 mile from the ferry terminal for the Outer Hebrides. Waterfall and forest walks nearby.

2 miles from the Fairy Glen, 6 miles from the Quiraing, 16 miles from Portree. Children welcome.

AA 4 Star Gold Guesthouse & AA Breakfast award (2025).