

Accessibility Statement



Beinn Bhraçaigh Guest House – Pitlochry

Introduction

Beinn Bhraçaigh is a traditional guest house located in Pitlochry, Scotland, offering up to ten guest bedrooms. Due to the age and layout of the building, the property does not have fully accessible or specially adapted rooms.

The property does not have lift access and corridors are relatively narrow due to the layout of the building.

However, we aim to provide clear and accurate information to help guests with mobility requirements decide whether our accommodation will meet their needs.

There are **two guest bedrooms located on the ground floor**, which may be suitable for some guests with limited mobility. The remaining bedrooms are located on the first floor and require the use of stairs.

Due to the age and character of the building, measurements provided within this statement are approximate.

As every guest's accessibility needs are different, we encourage guests to contact us before booking if they would like to discuss specific requirements.

Arrival and Parking

Parking is available on site for guest use.

- **Car park surface:** gravel
- **Distance from car park to main entrance:** 5 metres from the closest space, although a car can be pulled up to the main entrance to reduce this to approximately 3 metres.
We do not have specific accessible parking spaces, but with prior notice we can reserve the spot closest to the house.
- **The route from the car park to the entrance is:** slight incline
- **Exterior lighting** is available at night in the car park and by the main entrance

Steps to entrance:

- **Number of steps to main entrance:** 0

Main Entrance

- **Main entrance door clear opening width:** 78 cm
- **Threshold height:** 6 cm
- **Door type:** manual door fitted with an automatic closer. After check-in, guests will use a key to unlock the door. Opening the door requires turning the key in the lock while pulling the handle.

Flooring in the entrance area is **tiles**.

Ground Floor Circulation

Two guest bedrooms and the breakfast room are located on the ground floor.

- **Width of main corridor to bedroom:** 86 cm
- **Flooring in corridors:** carpet
- **Lighting:** overhead/wall lighting (including throughout night)

Due to the building's layout, the corridor width is unlikely to be suitable for wheelchair access.

Ground Floor Bedrooms

We have **two bedrooms located on the ground floor**, which may be the most suitable option for guests with limited mobility.

Bedroom: Tummel & Tweed – ‘Classic’ rooms

- **Bedroom door width:** 71 cm
- **Flooring:** carpet

Bed details:

- **Bed height (floor to top of mattress):** 70 cm
- **Space on left side of bed:** 128 cm
- **Space on right side of bed:** 82 cm
- **Space at the end of the bed: minimum** 85 cm

Other useful measurements:

- **Bedside to bathroom door:** 1.27 metres with no steps
- **Bedside to ceiling light switch** 2.34 metres (bedside lights controlled individually at the lamp itself):
- **Bedside to hospitality tray:** 3.27 metres

Furniture can be **partially moved** if additional space is required.

Ground Floor Ensuite Shower Room - Tummel & Tweed

- **Bathroom door width:** 71 cm

Shower:

- **Shower entrance opening width:** 48 cm
- **Internal shower width:** 71 cm
- **Step into shower:** 23 cm. The step into the shower may be difficult for guests with limited mobility.

Toilet:

- **Toilet height:** 41 cm

- **Space beside toilet:** 100 cm

Sink:

- **Sink height from floor:** 85 cm

Flooring in the bathroom is **tiles**.

Please be aware that these bathrooms are not classed as 'Accessible' as they do not have assistance rails or alarms, nor the space to transfer safely from a wheelchair.

Breakfast Room

Breakfast is served in the breakfast room located on the ground floor.

- **Door width:** 85 cm
 - **Flooring:** wood
 - Tables can be rearranged if additional space is required.
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Stairs to First Floor

Eight guest bedrooms are located on the first floor and thus may not be suitable for guests with limited mobility.

West Wing - Nethy (Classic), Spey (Junior Suite):

- **Number of stairs:** 9 to middle landing with a further 8 to the top.
- **Stair width:** 91 cm
- **Stair height:** 20 cm
- **Handrail:** one side

Old House - Findhorn (Standard Double), Livet (Standard Super King), Dochart (Classic), Tay (Superior):

- **Number of stairs:** 3 to landing with a further 17 to the top.
- **Stair width:** 99 cm
- **Stair height:** 17 cm
- **Handrail:** one side

East Wing - Isla (Residence/Standard Valley Double), Garry (Residence/Standard Valley Double):

- **Number of stairs:** 10 to landing with a further 4 to the top.
 - **Stair width:** 94 cm
 - **Stair height:** 20 cm
 - **Handrail:** one side
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First Floor Rooms

Due to the layout and character of the building, each bedroom at Beinn Bhracaigh is slightly different in size and configuration. Of particular note, our Standard Double, on the first-floor, has three steps down into the room.

The measurements provided in this statement primarily relate to the **ground floor bedrooms**, as these are generally the most suitable option for guests with mobility concerns.

While the facilities in the first-floor rooms are broadly similar, individual room layouts vary. If you are considering booking a first-floor room and would like specific measurements or further details about a particular room, please contact us directly, and we will be happy to provide additional information.

Planning Your Stay

As every guest's accessibility needs are different, we are happy to provide additional information to help you decide whether Beinn Bhracaigh will suit your requirements.

If helpful, we can provide:

- Additional **room measurements**
- **Photographs of specific areas**
- Details about **distances within the property**
- Advice on the **most suitable room** based on your needs

With prior notice, we can also reserve the **parking space closest to the entrance**.

Please contact us by telephone or email, and we will be happy to assist.

Additional Information

- Assistance dogs are welcome.
 - Staff are happy to assist with luggage where possible.
 - All bedrooms have overhead lights as well as bedside and table lamps. Overhead lighting is available in corridors and public areas.
 - Emergency evacuation procedures include a check of each room to ensure the fire alarm has been heard. Staff will be informed of any guests with hearing impairments so that their rooms can be prioritised during an evacuation.
 - If you have any accessibility requirements, please contact us prior to booking so we can help determine whether the property will suit your needs.
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Contact Information

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