

Glenshieling House & Self-catering lodge.
Hatton Road, Blairgowrie, Perthshire, PH10 7HZ, Scotland.



- . Stunning 4 star guest house with separate self-catering lodge
- . Peacefully positioned a short walk from the Perthshire town of Blairgowrie
- . Set in magnificent gardens and grounds extending to almost 3 acres
- . Beautifully presented property offering 5 en-suite letting rooms
- . Tastefully upgraded property with elegant period features
- . Owner's accommodation
- . Retirement sale

Freehold £490,000 Offers over

Glenshieling House, which is a most charming four star guest house, was built in 1893 originally as a private residence and is located on the outskirts of the popular town of Blairgowrie. Situated in the heart of Perthshire and surrounded by stunning countryside, Blairgowrie is the perfect spot for guests to base themselves when touring Scotland. With the A9 motorway under 14 miles away and towns such as Perth, Dunkeld and Pitlochry all nearby, Glenshieling House offers easy access to a wealth of interesting places for guests and owners to visit. Places of interest such as castles, palaces, Royal Deeside and Braemar are all close by. Perthshire is also a haven for walkers, cyclists and those interested in fishing, shooting and winter skiing. The delightful Glenshieling House, which has been owned and operated by our clients for over five successful years, is arguably one of Perthshire's finest guest houses. As most potential purchasers will note on first entering the grounds and driving up the sweeping drive way that leads to the main house, Glenshieling truly does have the "wow" factor. Sitting in magnificent private grounds that extend to just under three acres with beautifully manicured gardens to the front and sides and woodland to the rear of the house, Glenshieling House offers four star accommodation and service to its guests. The high standard on offer is found throughout the property, from the beautifully presented lounge with open fire to the elegant dining room and continues with five delightful en-suite bedrooms. This attention to detail and focus on quality has seen a high percentage of repeat business enjoyed at Glenshieling House, with many guests returning year on year. An additional benefit to the guest house is the separate Victorian self-catering cottage. Positioned to one side of the main house, Glenshieling Lodge offers a family bedroom, twin bedded room, a fully equipped kitchen/ diner, bathroom and separate shower room and a pleasant sitting room. The self-catering cottage also benefits from a small south facing garden. Due to the comfortable size of the lodge, new owners would have the option of using the property as a private residence, which would then free up additional rooms within the main house for letting bedrooms. Only now after many happy years at Glenshieling House and due to a wish to retire have our clients decided to offer the business for sale. Overall we believe that Glenshieling House represents a rare opportunity for potential purchasers who are looking for a quality guest house that offers potential to increase business and one that is surrounded by stunning gardens and is located in one of Scotland's most popular areas.

The Business.

While our clients enjoy a steady level of trade and a tremendous amount of repeat business, our clients have decided to trade the business at below the VAT thresholds. However, it should be noted that trading levels could quite quickly be increased by offering evening meals as offered by previous owners. With being surrounded by many terrific golf courses, walks and wonderful fishing, new owners would have the opportunity to tap into the lucrative outdoor activity market. The business is well placed to offer sporting packages for small groups on a dinner bed & breakfast basis. With the addition of the small bar, Glenshieling House, unlike many other guest houses, is able to offer guests the opportunity to sit back and enjoy a drink. We also believe that a focus on web marketing will help to drive further business to Glenshieling House.



The Property.

Sitting in just under three acres of gardens & grounds the detached property consists of the following: hallway, lounge, dining room, conservatory, office, spacious kitchen with laundry room & 5 en-suite letting rooms and private room with bathroom. The property also has a bar and a current licence. Various storage areas are available throughout the property. The self-catering lodge which is situated to the right hand side of the main house offers, a family bedroom, twin bedded room, bathroom, shower room, fully equipped kitchen/ diner and a pleasant sitting room. The self-catering cottage also offers a small south facing garden. Generous car parking is available to the left side of the main house and in front of the lodge.

Letting Rooms.

The guest house has 5 en- suite letting rooms all of which are pleasantly presented and benefit from recent tasteful upgrading. All rooms are equipped with central heating, television & hospitality tray with tea and coffee making facilities. Glenshieling Lodge sleeps 5 persons.

Fixtures and Fittings.

A full inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

Price.

Offers over £490,000 are invited for the freehold property, complete with goodwill and trade contents but excluding personal items. Stock at valuation.

Viewing.

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre Edinburgh office.

Offers All offers should be submitted directly to Scottish Business Centre.



Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or Otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.