



Hazeldene Guest House

STRATHMORE STREET, PERTH, PH2 7HP

The Property

HAZELDENE GUEST HOUSE

McEwan Fraser Legal is delighted to present to the market a unique opportunity to purchase Hazeldene Guest House, a thriving and popular ten-bedroom guest house with a self-catering flat and owners accommodation. Hazeldene Guest House is located within a 10-minute walk to the city of Perth.

The traditional detached building offers a fantastic lifestyle business opportunity. The owners accommodation will allow the new purchaser to run the business while living on-site. The current owners have successfully operated Hazeldene for over 10 years and have maintained the 'Excellent' status on Google with a 4.7 out of 5 rating. The current owners have enjoyed the benefits of owning and operating a lifestyle business located in one of Scotland's most popular cities but now feel it's time for a well-earned break.





The accommodation comprises a welcoming entrance hall which leads into the two guest lounges/breakfast areas located at the front of the property. To the rear of the property is a spacious and well-equipped dining kitchen, letting bedroom, manager's office and the owners accommodation comprising a large double bedroom, family bathroom and a spacious lounge which leads to a private owners garden area.



HAZELDENE GUEST HOUSE - STRATHMORE STREET, PERTH





On the ground floor, you will also find a one-bedroom flat which is currently let as self-catering accommodation, with its own entrance and garden it's easy to see why the occupancy rates are so high. The remaining en-suite letting rooms are located on the first floor, along with ample storage cupboards throughout.

All bedrooms are well equipped with tea and coffee making facilities, flat-screen TVs, hairdryers etc.



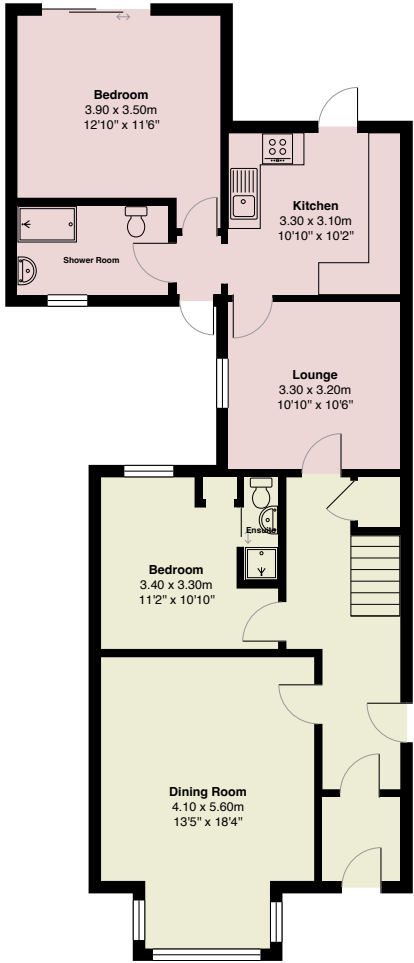




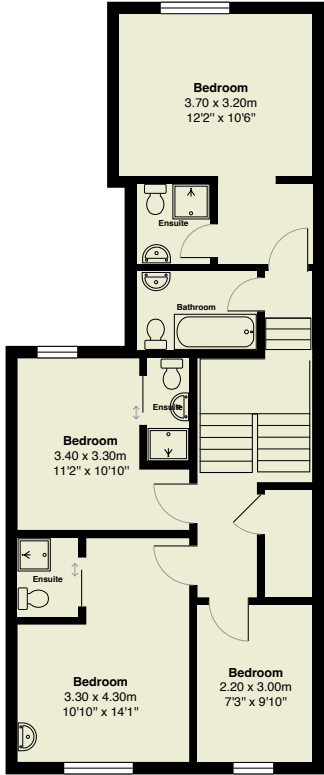




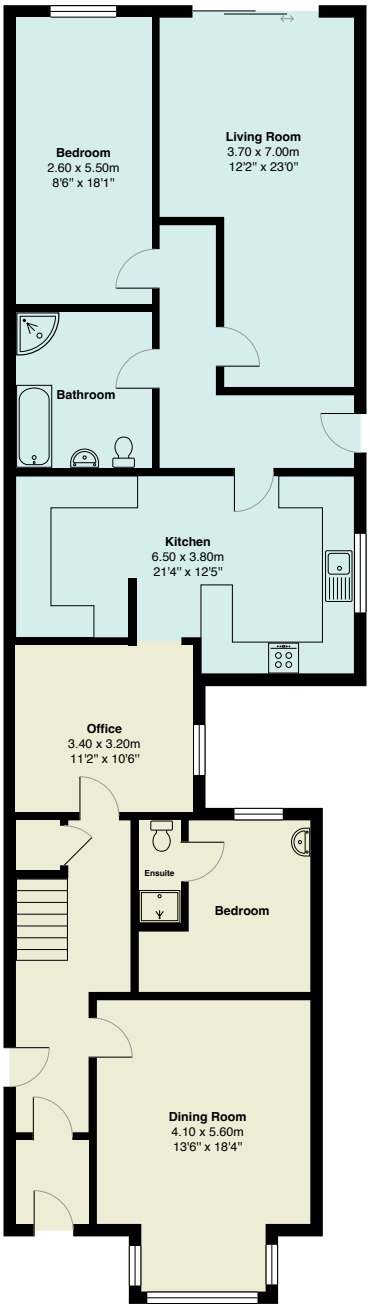
- GUEST HOUSE
- HOLIDAY LET
- OWNERS ACCOMODATION



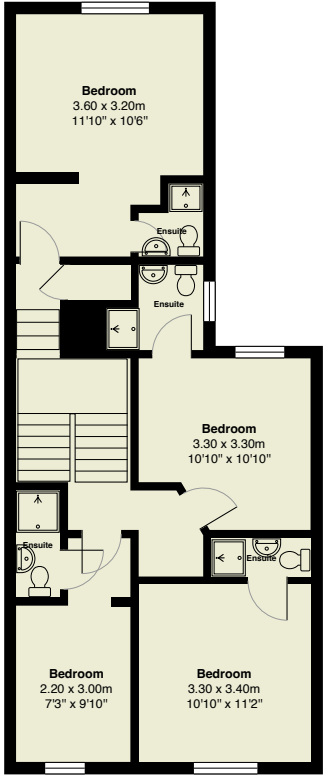
GROUND-FLOOR



FIRST-FLOOR



GROUND-FLOOR



FIRST-FLOOR

Externally, the guesthouse sits on a spacious plot, with a guest car park to the rear and additional parking at the front of the property.

Overall, Hazeldene Guest House offers a fantastic opportunity to purchase an already established modern guest house located within a 10-minute walk of one of Scotland's most popular cities while enjoying the benefits of living on-site.





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The Location

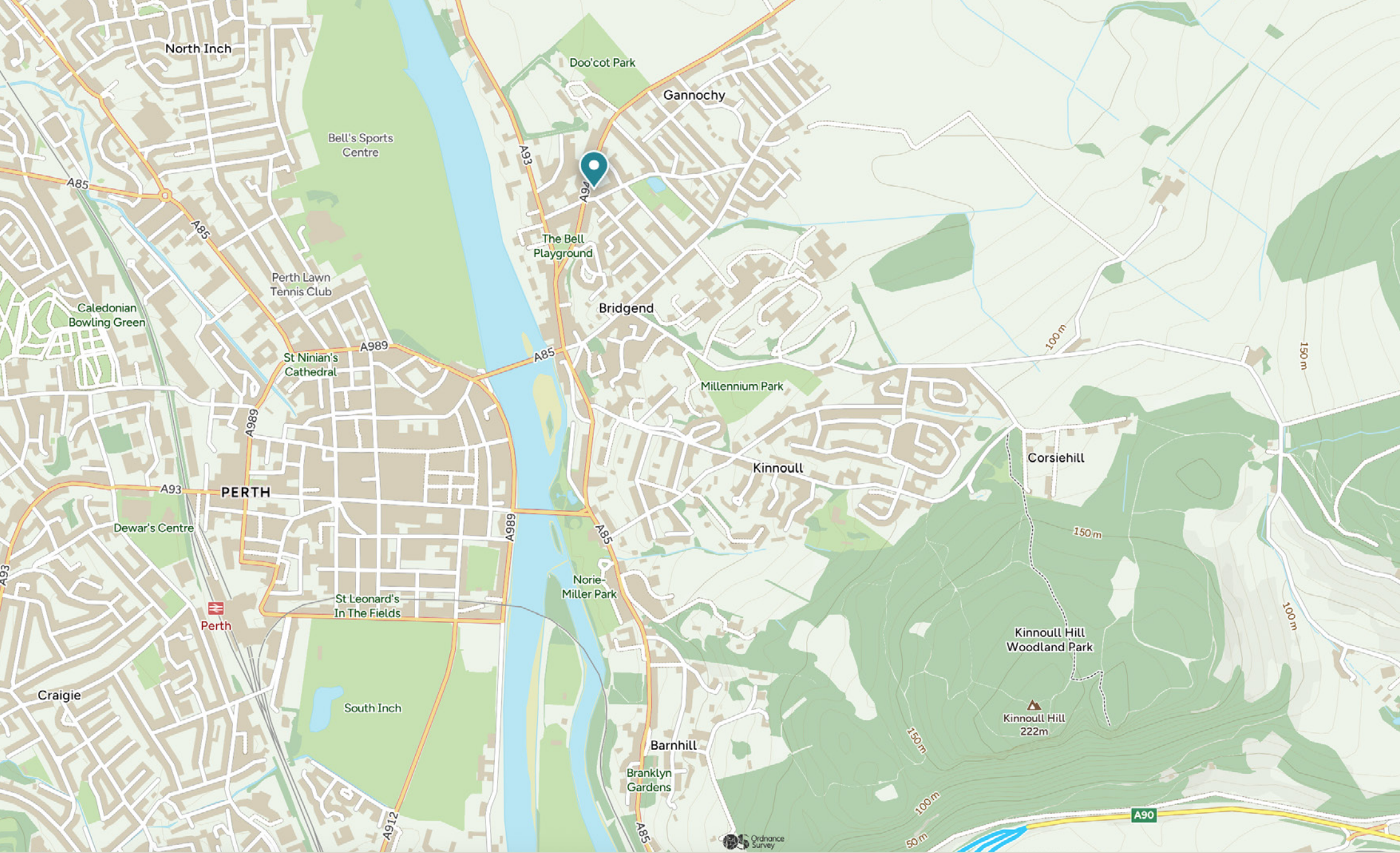
PERTH

Perth, often referred to as the “Fair City,” is located on the banks of the River Tay in central Scotland. It holds significant importance in Scotland’s history, having been the country’s capital in the past. Today, Perth is known for its picturesque setting, with charming streets lined with historic buildings and a scenic riverfront. The city boasts a rich cultural heritage, with landmarks such as Scone Palace, where Scottish kings were crowned, and St. John’s Kirk, a medieval church with striking architecture.

Perth also offers a range of cultural attractions, including art galleries, museums, and theatres, as well as numerous shops, restaurants, and cafes. Additionally, its proximity to the Scottish Highlands makes it a popular gateway for outdoor enthusiasts looking to explore the stunning natural landscapes of Scotland.







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