

Auld Manse Guest House

STRATHMORE STREET, PERTH, PH2 7HP



*POPULAR 5-BEDROOM GUEST HOUSE WITH A
ONE BEDROOM SELF-CATERING FLAT*



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McEwan Fraser Legal is delighted to present to the market a unique opportunity to purchase The Auld Manse Guest House, a thriving and popular 5-bedroom guest house with a one bedroom self-catering flat, located within a 10-minute walk to the city of Perth.

The traditional semi detached building offers a fantastic lifestyle business opportunity. The self catering flat offers an additional income to the letting rooms but would also make excellent owners accommodation allowing the new purchaser to run the business while living on-site. The current owners have successfully operated the guest house 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 Property



The accommodation comprises a welcoming entrance hall which leads into the guest lounges/ breakfast areas located at the front of the property.





One the first floor is the additional 4 bedrooms each well equipped with tea and coffee making facilities, flat-screen TVs, hairdryers etc.











To the rear of the property is a ground floor letting room and one bedroom self catering flat with its own access and outdoor space.









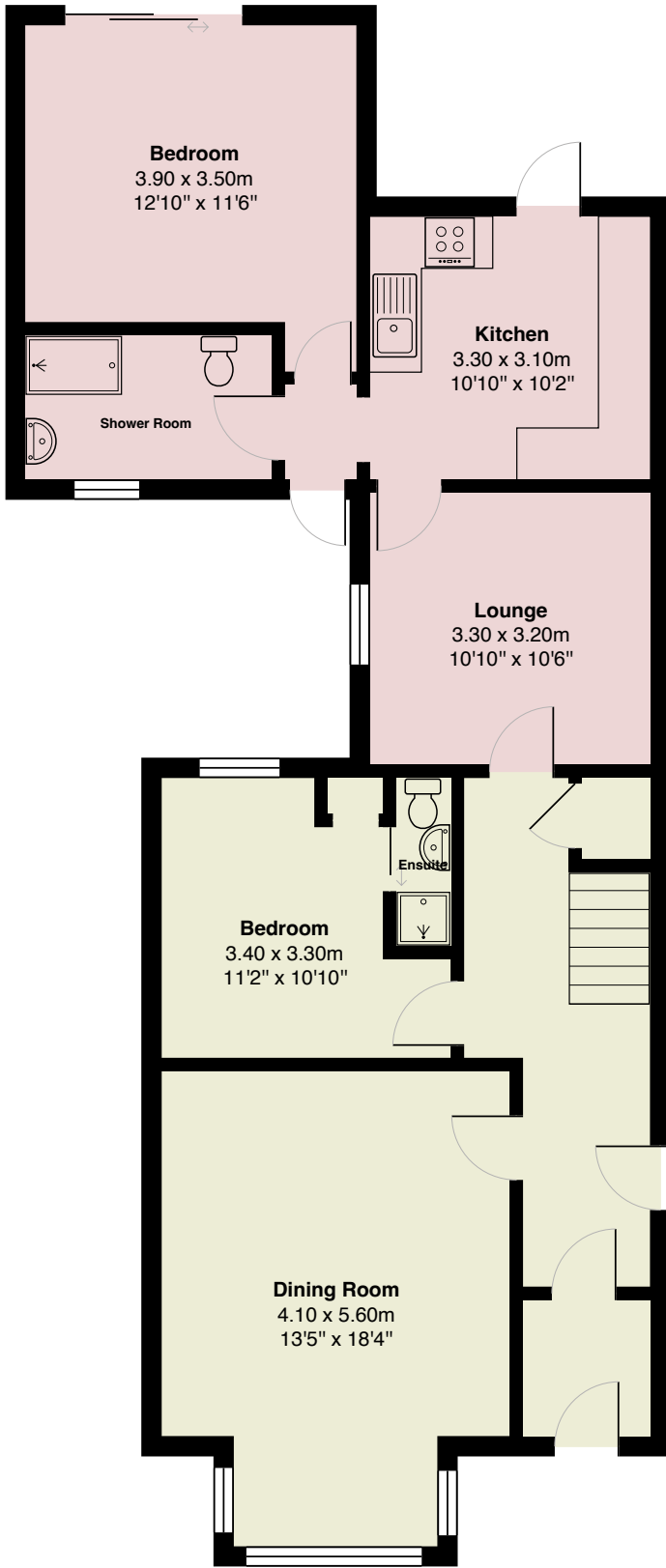
Externally, the guesthouse sits on a spacious plot, with a guest car park at the front of the property.

Overall, The Auld Manse 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.





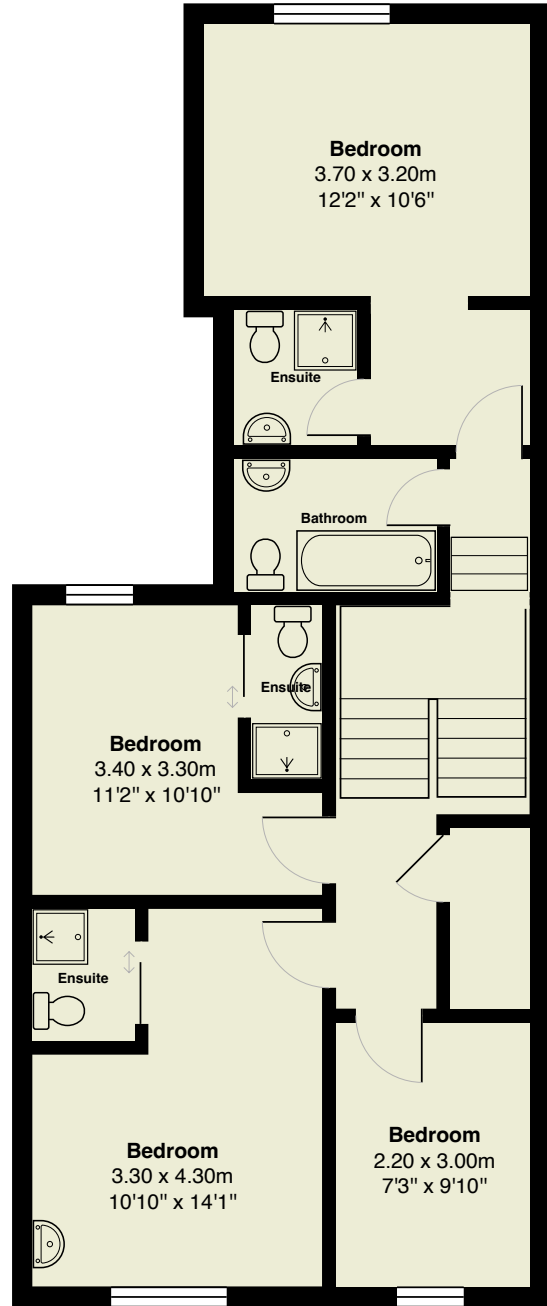
HOLIDAY LET



GROUND-FLOOR



GUEST HOUSE



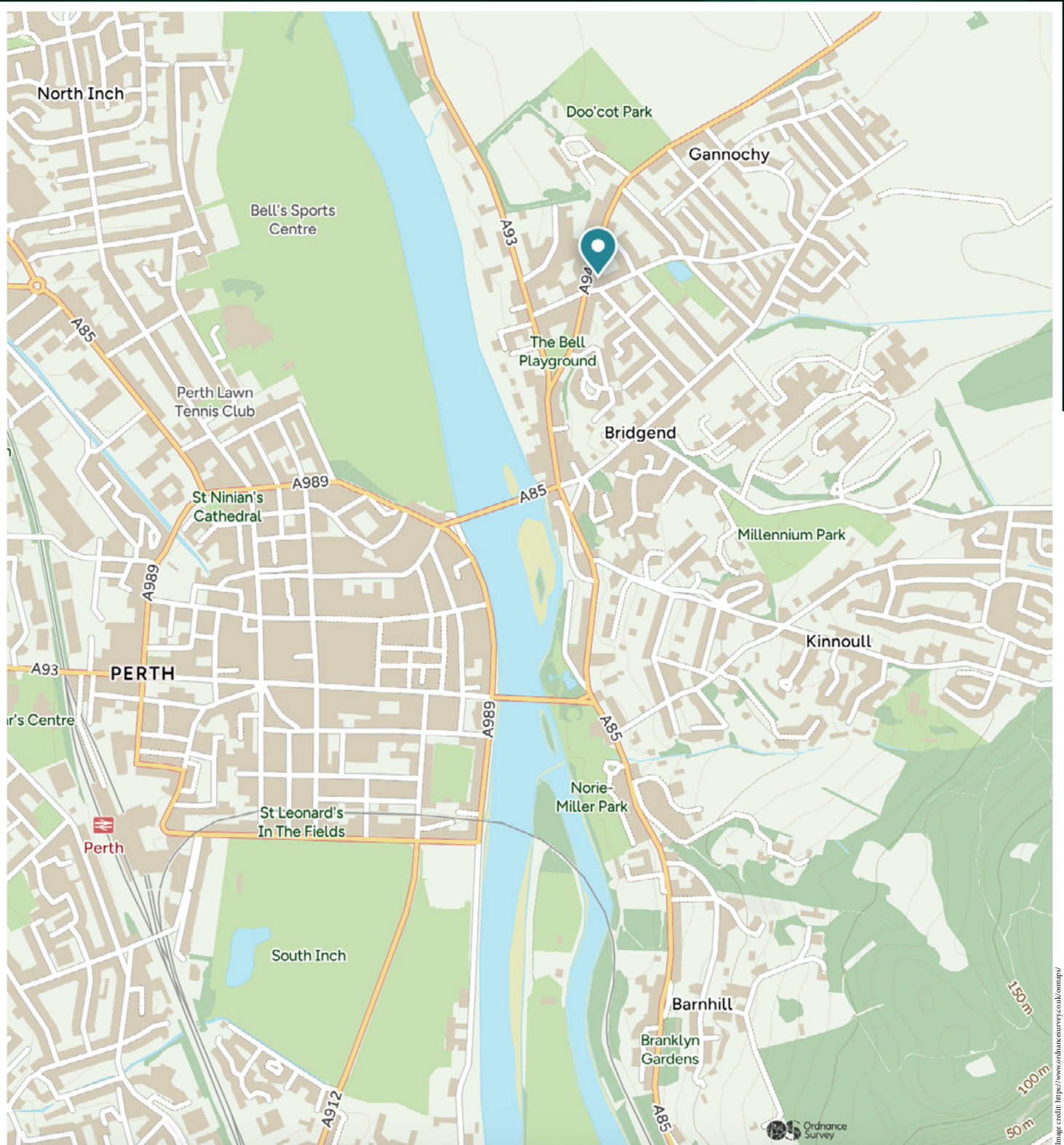
FIRST-FLOOR



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.

The Location



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Part
Exchange
Available



Text and description
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Professional photography
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Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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