



Forth Guest House

23 Forth Place, Riverside, Stirling, FK8 1UD

**McEwan Fraser Legal**
Solicitors & Estate Agents



Stirling

The historic town of Stirling is on the banks of the River Forth and is the gateway to the spectacular scenery of the Trossachs and beyond. This is where Stirling gets its second name 'Gateway to the Highlands'. The town enjoys a variety of shopping facilities including banking, building society and Post Office services along with a variety of sports and leisure amenities and provides educational requirements at both primary and secondary level, whilst Stirling University lies to the North of the town.

Stirling Town Centre is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the North and a mainline railway station provides rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters. It combines the charm of a historic destination with the buzz of a young population. With easy access to both Edinburgh and Glasgow (both around 50 minutes away by road or rail), you have the benefit of two of Scotland's largest cities nearby for weekend adventures.

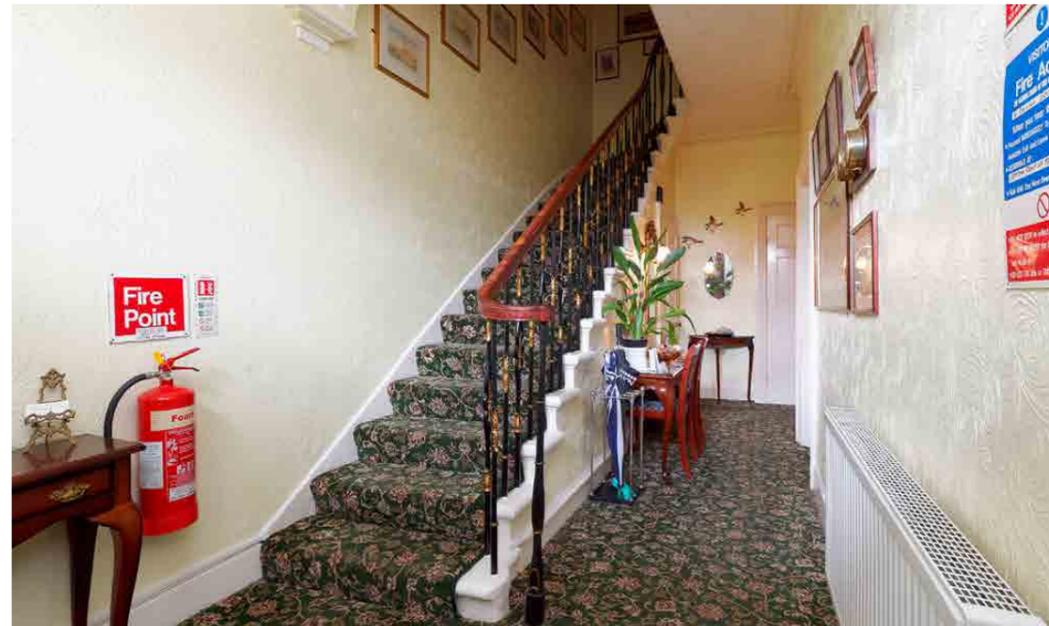
One of the biggest benefits and highlights to the location of the Forth Guest House is that it is only a 5-minute walk from both Stirlings Bus and Railway Stations, less than a 5-minute walk to the River Forth for nice walks along the river and less than a 10-minute walk from the city-centre where there are shops and entertainment galore such as cinema, bowling and plenty of restaurants. Making it a perfect capture for all audiences travelling to Stirling.

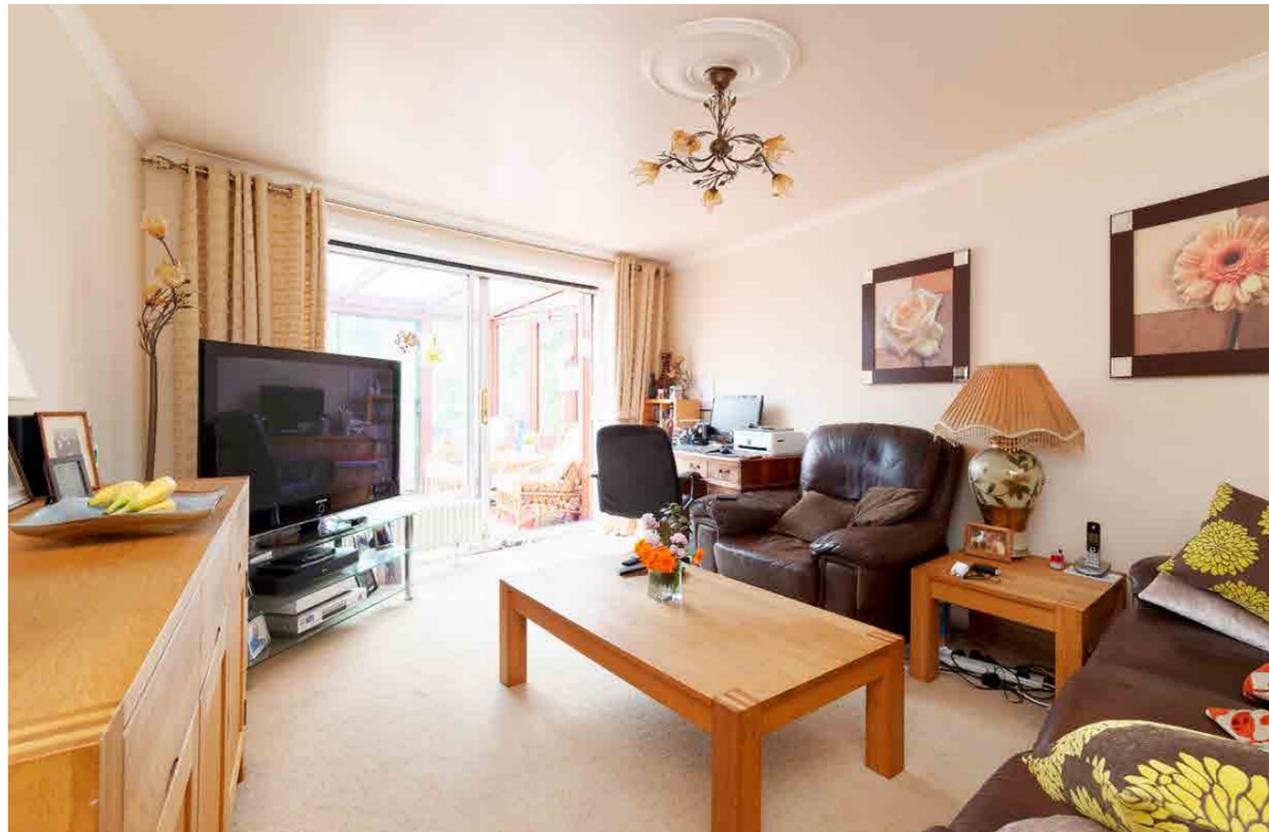


McEwan Fraser Legal are delighted to be able to present to the market The Forth Guest House located in the highly desirable city of Stirling which is currently trading as a fully serviced six-room guest house. The property forms and occupies part of a Georgian terrace row comprising main door access spread over three floors and extended owners accommodation.

This is a unique opportunity to purchase a substantial property and business which has been developed in a very particular way and is currently operated with an attention to detail very rarely experienced, located in one of the most historic cities in the world. Forth Guest House is currently run at the owners' flexibility however when Forth Guest House was fully operating all year round this was and still proves to be a very successful business.

Presently the business is managed by owner-occupier who have very successfully targeted all markets and have presented a particular quality of guest experience that has secured them glowing customer reviews and recommended the Forth Guest House by Which, Lonely Planet and Marco Polo travel guides. The property also has the potential to be redeveloped into luxury high end serviced apartments or a very prestigious residential residence following the correct planning applications.





Forth Guest House

Accommodation comprises:

Ground Floor - Main door access, reception hallway, W/C/cloakroom, breakfast room/guest dining room (should the new owners look to develop this area) with stunning original wood paneling and cornicing, fully fitted commercial kitchen, Owners accommodation, double bedroom with en-suite bathroom, lounge, conservatory which is currently used and fitted out with laundrette facilities, and access to the private rear garden space which has been designed to be low maintenance and also access to the rear car park, a huge highlight given parking overnight in central Stirling can be expensive.

First Floor - Four double letting room's with en-suite shower rooms.

Second Floor - Two letting room's one double with en-suite shower room and a further double that is currently used as a family suite with shared utilities, This floor also has the possibility to hire out as full family accommodation.

All bedrooms benefit from toiletries, central heating, Wi-Fi, Freeview TV, hairdryer, and tea and coffee facilities.

Tenure - Freehold

Services - Gas, electric, telephone, broadband and water mains serviced.

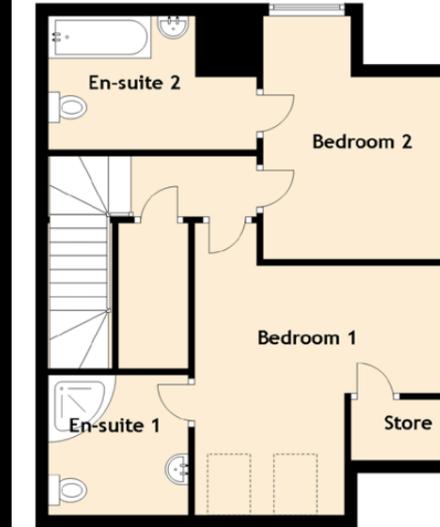
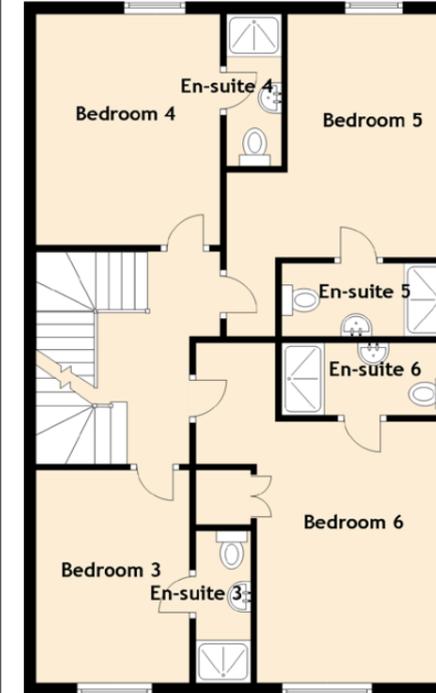
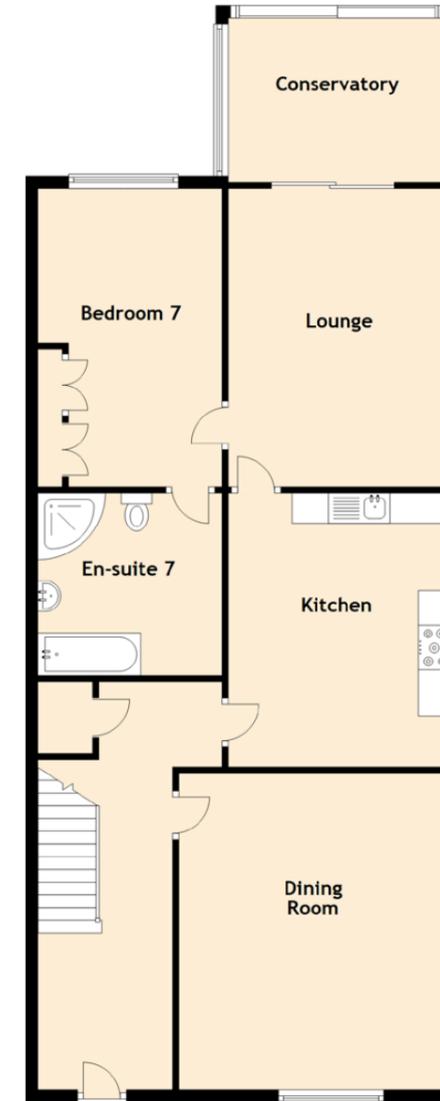
For more information on the business, please visit www.forthguesthouse.co.uk





Bedrooms & En-suites





Approximate Dimensions (Taken from the widest point)	
Ground Floor	
Dining Room	5.20m (17'1") x 4.40m (14'5")
Lounge	4.80m (15'9") x 3.50m (11'6")
Kitchen	4.50m (14'9") x 3.60m (11'10")
Bedroom 7	4.90m (16'1") x 2.70m (8'10")
En-suite 7	2.90m (9'6") x 2.70m (8'10")
Conservatory	3.50m (11'6") x 2.70m (8'10")
First Floor	
Bedroom 3	3.50m (11'6") x 2.50m (8'2")
En-suite 3	2.50m (8'2") x 0.90m (2'11")
Bedroom 4	3.80m (12'6") x 3.00m (9'10")
En-suite 4	2.50m (8'2") x 0.90m (2'11")
Bedroom 5	4.00m (13'1") x 3.60m (11'10")
En-suite 5	2.70m (8'10") x 1.00m (3'3")
Bedroom 6	4.30m (14'1") x 3.10m (10'2")
En-suite 6	2.75m (9') x 1.10m (3'7")
Second Floor	
Bedroom 1	4.80m (15'9") x 4.60m (15'1")
En-suite 1	2.40m (7'10") x 2.00m (6'7")
Bedroom 2	4.00m (13'1") x 3.22m (10'7")
En-suite 2	3.40m (11'2") x 2.20m (7'3")

Extras (Included in the sale):
Will be discussed at formal offer.

Bedrooms & En-suites



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Tel. 01786 231 155
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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JAY MURRAY-PATEL
Surveyor



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CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer