



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01786 231 155

**The Green Gallery**

MAIN STREET, ABERFOYLE, STIRLING, FK8 3UG



McEwan Fraser Legal is delighted to present this superb investment opportunity. The building is under commercial listing sorequtres to be changed to residential by new owner.

An exceptional chance to secure a unique investment portfolio in the heart of breathtaking scenery at the foothills of the Trossachs. This versatile property comprises three individual apartments within a single building, offering an exciting proposition for investors, whether your ambition is to operate premium serviced accommodation, add value and resell as separate units, or simply hold a flexible rental portfolio.

Two of the apartments are well-proportioned two-bedroom flats, each featuring an open plan sitting room and kitchen, along with a modern bathroom or shower room. Thoughtful layouts and stylish, quality fittings create an attractive turnkey opportunity for immediate use, with just one of the two-bedroom flats requiring some final finishing touches to bring it fully up to standard.

The upper apartment is an impressive three-bedroom flat where the high quality of the interiors truly stands out. Bright, spacious and beautifully finished, it offers a flexible living space that will appeal to a range of tenants or guests.

All three kitchens are brand new with integrated appliances, making them practical and appealing for long or short-term stays alike. The property sits in its own grounds with a sizeable private car park – a sought-after bonus in this area, ensuring convenience for guests or residents.

Set against a backdrop of outstanding natural beauty, this location is a magnet for visitors drawn to the Trossachs National Park and all it has to offer. With excellent local amenities and year-round demand from tourists and professionals, this portfolio is ideally placed for serviced accommodation.

Some final cosmetic finishing touches will add instant value and allow a new owner to maximise the potential. For investors seeking the option to split the title and sell individually in the future, this building presents a rare and rewarding prospect.

Offered at a highly competitive price for what is on offer, this is an opportunity not to be missed. Contact us today for further details and to arrange a viewing – your next investment move could start here.





# GROUND FLOOR LEFT



## LIVING ROOM & KITCHEN

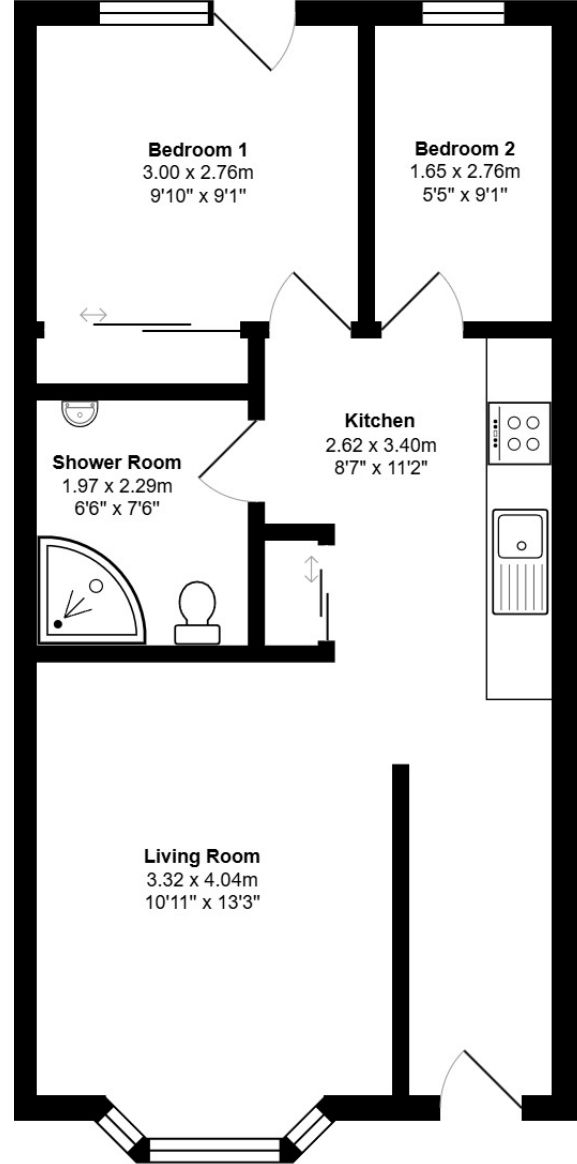




BEDROOMS & BATHROOM



FLOOR PLAN  
& DIMENSIONS





# GROUND FLOOR RIGHT



## LIVING ROOM & KITCHEN

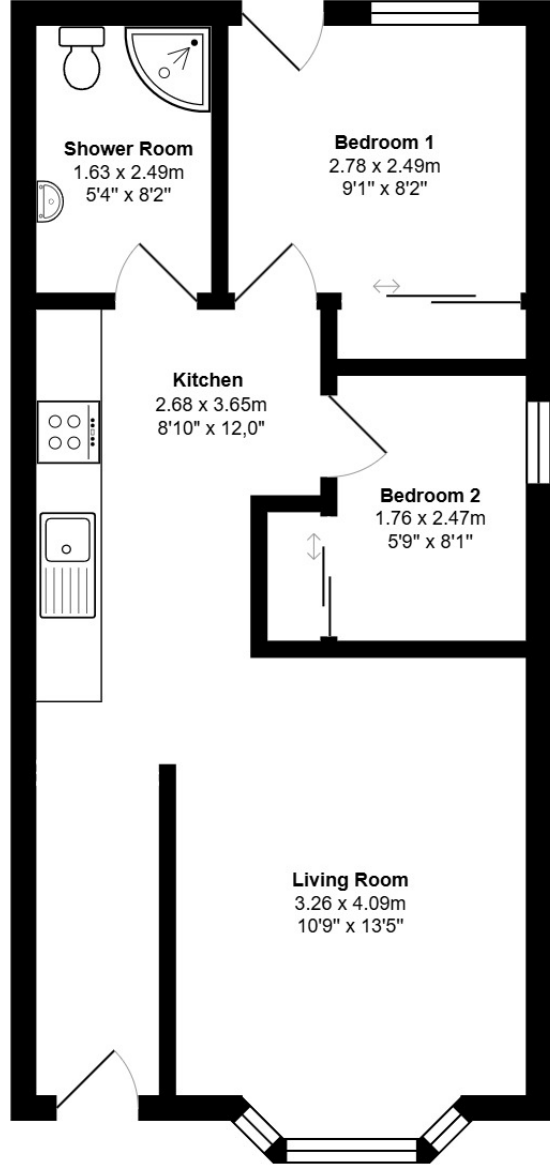




BEDROOMS & BATHROOM



FLOOR PLAN  
& DIMENSIONS





# UPPER FLOOR



## LIVING ROOM & KITCHEN





UTILITY & BATHROOM





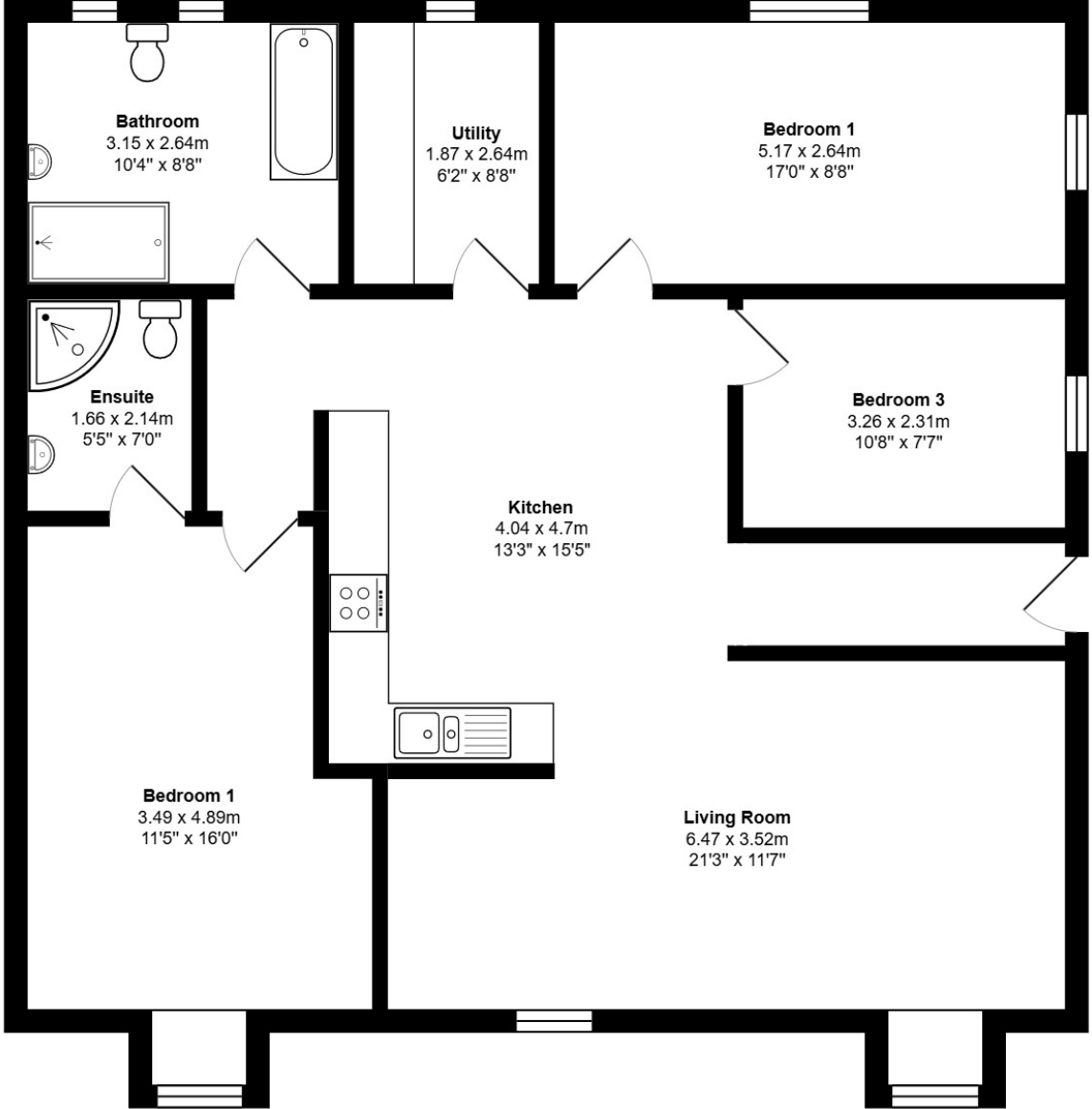


BEDROOMS





FLOOR PLAN  
& DIMENSIONS





# THE LOCATION

Nestled at the heart of Loch Lomond and The Trossachs National Park, Aberfoyle is a charming village that attracts thousands of visitors each year, drawn by its stunning scenery, outdoor adventure and warm Highland hospitality.

Renowned as the 'Gateway to the Trossachs', Aberfoyle offers an unbeatable base for tourists exploring some of Scotland's most beautiful landscapes. Visitors flock to nearby Loch Ard, Loch Katrine and the famous Duke's Pass, while walkers, cyclists and nature lovers enjoy endless trails through forests, hills and glens. The area is alive with activity all year round, from gentle woodland strolls to challenging hikes and exhilarating water sports.

The village itself is well equipped to welcome and delight guests, with cosy cafés, traditional pubs, gift shops and local produce outlets giving it a vibrant community feel. The Scottish Wool Centre and local craft shops add to its appeal as a destination that blends natural beauty with unique attractions.

Aberfoyle is also a launch point for iconic experiences like the Steamship Sir Walter Scott on Loch Katrine and Go Ape's treetop adventures, both of which keep the area firmly on the map for families and thrill-seekers alike. Seasonal festivals and events bring additional visitors, boosting year-round demand for high-quality accommodation.

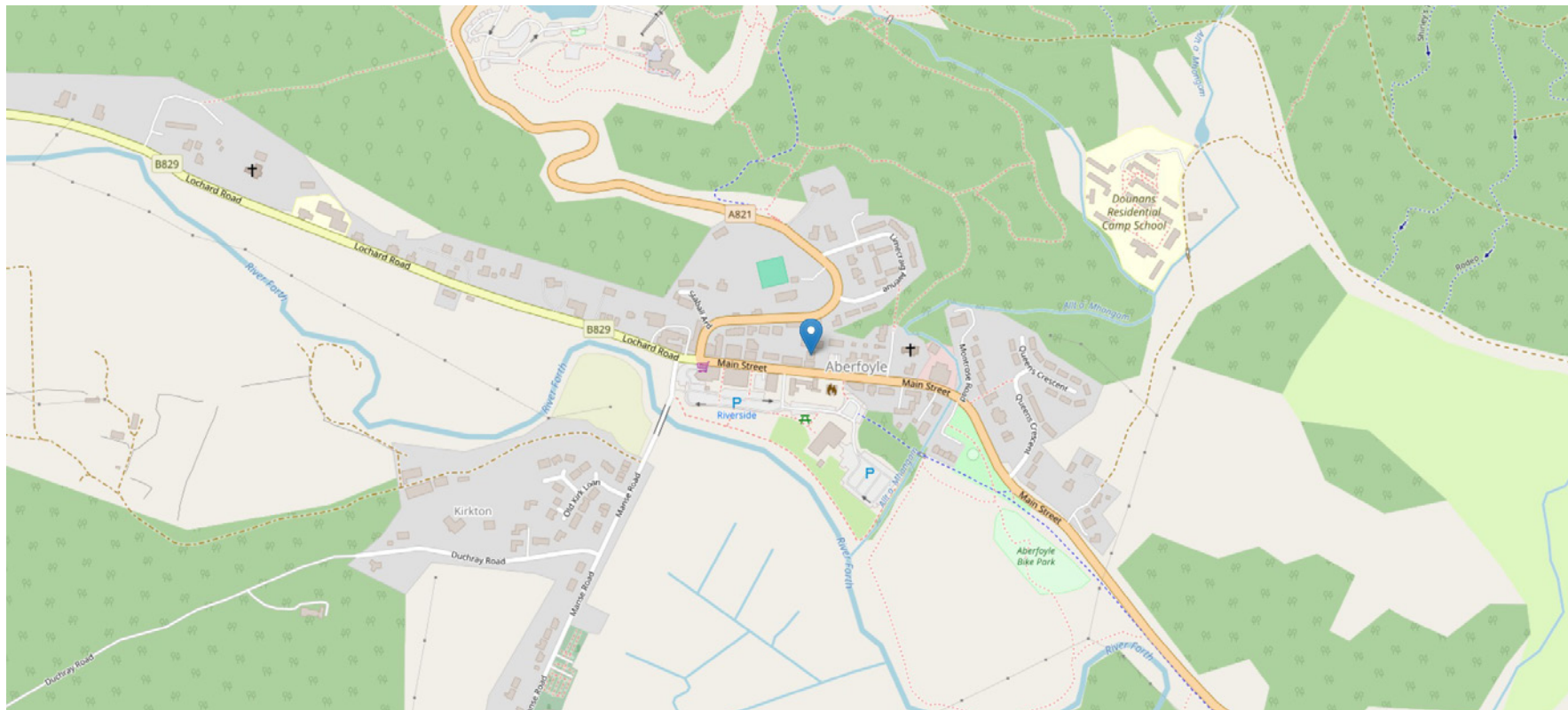
Despite its peaceful rural setting, Aberfoyle benefits from excellent road connections to Stirling, Glasgow and Edinburgh, making it highly accessible for domestic and international tourists. This combination of easy access, spectacular surroundings and rich local heritage makes it an attractive choice for investors looking to establish successful serviced accommodation.

Whether catering for walkers, cyclists, wildlife enthusiasts or visitors simply escaping the city for a relaxing break, Aberfoyle has a strong, reliable flow of tourism that underpins solid short-stay occupancy rates and repeat business opportunities.

With its blend of natural wonder and welcoming community, Aberfoyle represents an ideal location for investors seeking a foothold in Scotland's thriving hospitality and tourism market.







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