

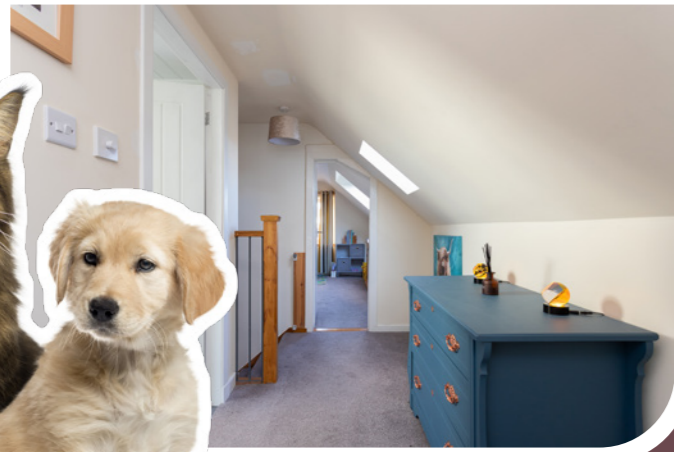


# Dubheads

COTTAGE, KENNELS & CATTERY

MADDERTY, CRIEFF, PH7 3PE

**McEwan Fraser Legal**  
Solicitors & Estate Agents



# Dubheads

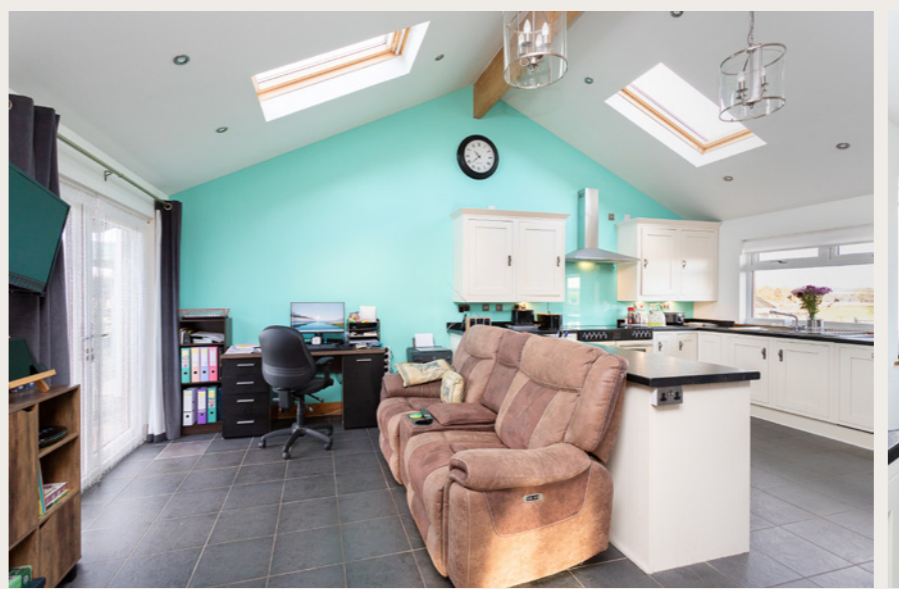
COTTAGE, KENNELS & CATTERY

McEwan Fraser Legal are delighted to present to the market a genuinely unique opportunity to purchase Dubheads Kennels and Cattery. Dubheads is a thriving and highly successful dog and cat boarding business sitting on approx three and a half acres which includes three large exercise areas, situated close to the village of Madderty amongst the beautiful Perthshire countryside.

As well as the established kennel and cattery business and situated within the three and a half-acre plot is an extensive, three-bedroom, beautiful, detached cottage which is currently used as owners accommodation. The property is accessed via security gates and is entered via a welcoming entrance hall which gives access to a large formal lounge, double bedroom, family bathroom, utility room and dining kitchen/family room. On the first floor, you will find a further two double bedrooms.



 the Kitchen & Utility



The Bedrooms 



“  
... three-bedroom,  
beautiful, detached cottage  
which is currently used as  
owners accommodation ...  
”





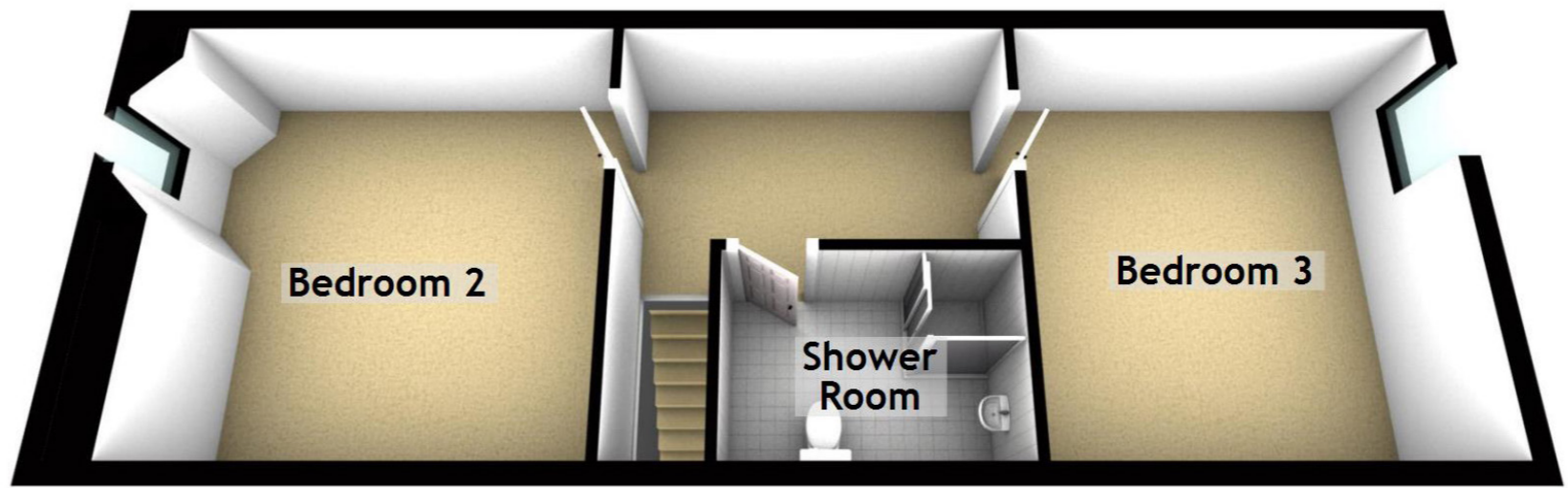
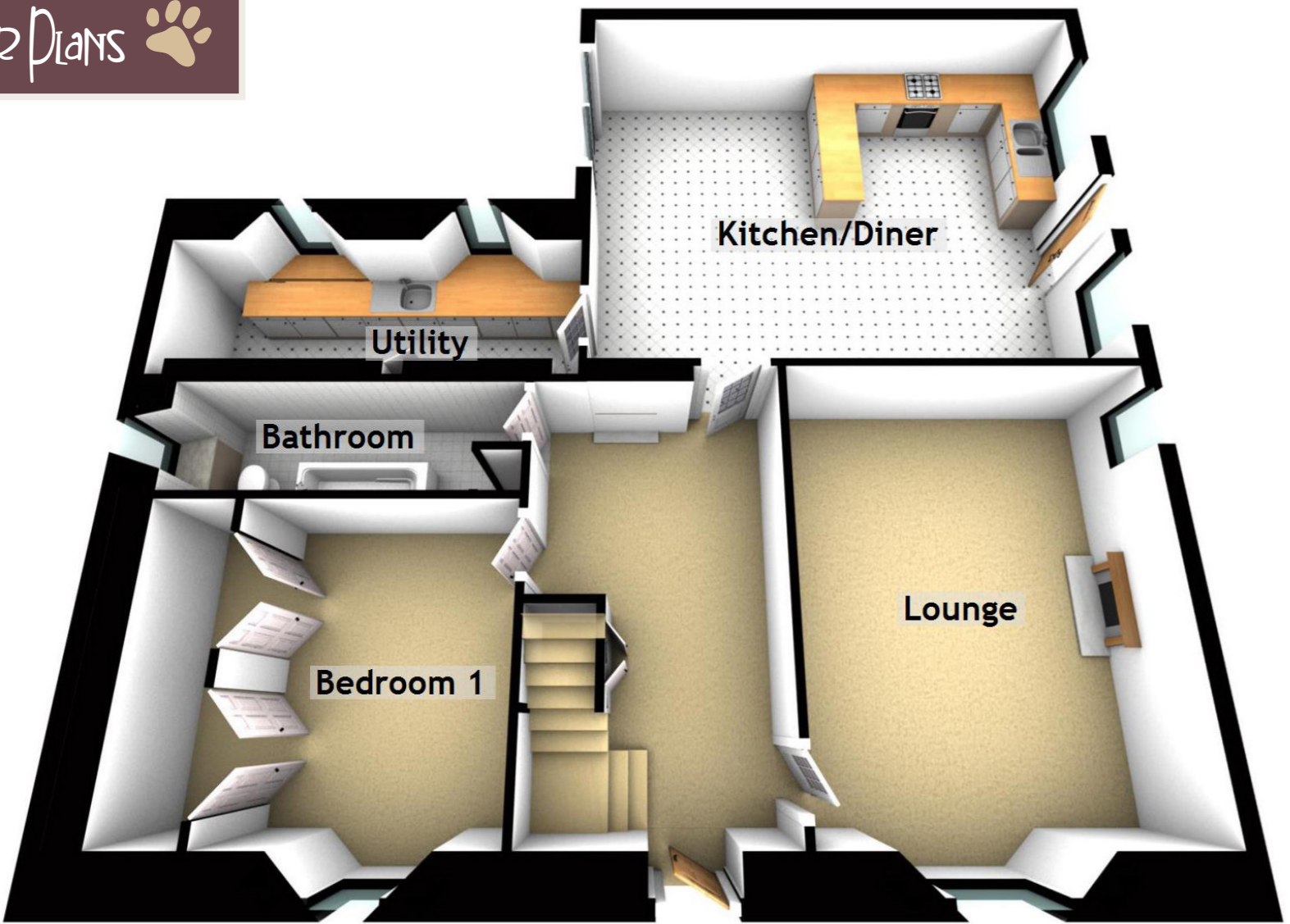
The Bathroom 🐾



Externals 



FLOOR PLANS 



# Dubheads

COTTAGE, KENNELS & CATTERY

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Kitchen/Diner	6.40m (21') x 5.10m (16'9")
Lounge	5.50m (18'1") x 4.10m (13'5")
Utility	5.00m (16'5") x 1.60m (5'3")
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
Bathroom	4.40m (14'5") x 1.30m (4'3")
First Floor	
Bedroom 2	4.00m (13'2") x 3.70m (12'2")
Bedroom 3	4.00m (13'2") x 3.90m (12'9")
Shower Room	2.60m (8'6") x 2.30m (7'7")





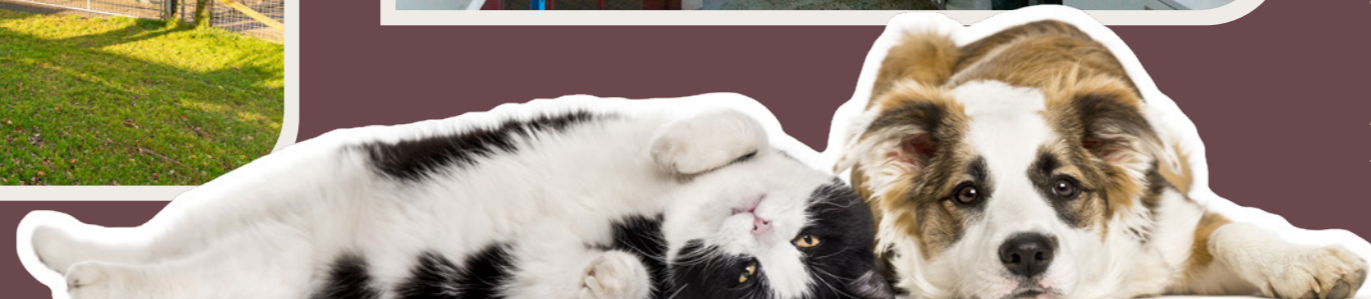
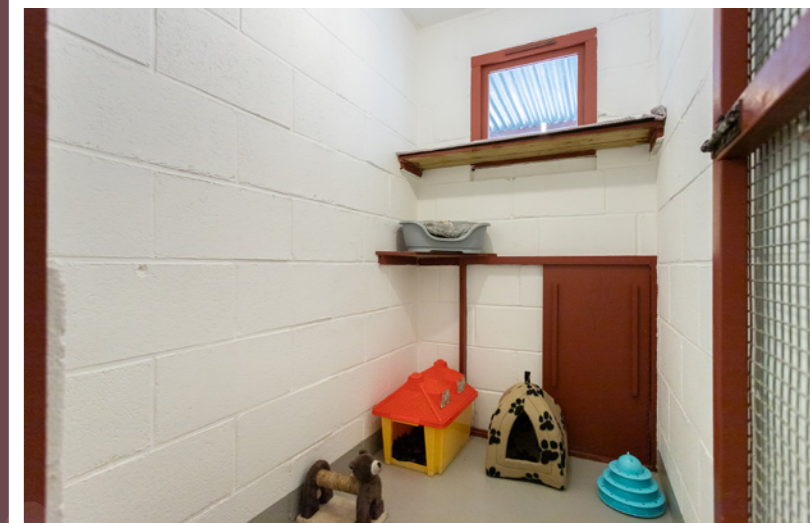
**This thriving business has 30 dog kennels and 8 cat units and is licenced for 54 dogs and 14 cats and has been trading for over 20 years. Trading throughout the year it enjoys an established repeat client base.**

The kennels and cattery have become the 'go-to' within the area for dog and cat boarding. The kennels/cattery is accessed through a spacious reception area. All kennels have heated and covered outdoor runs. There is a separate kitchen area for storing and preparing food and there is ample outdoor space for exercising and customer parking to the front. The current owners have ameliorated the amenities to create a turn-key business opportunity that still holds further potential. There is also a large double garage.

- 🐾 New windows and doors have been added recently.
- 🐾 A semi-automatic booking system takes the hard work out of the admin.
- 🐾 Large double garage
- 🐾 Strong social media presence
- 🐾 High Profitability with a turnover of £120,000 last year.

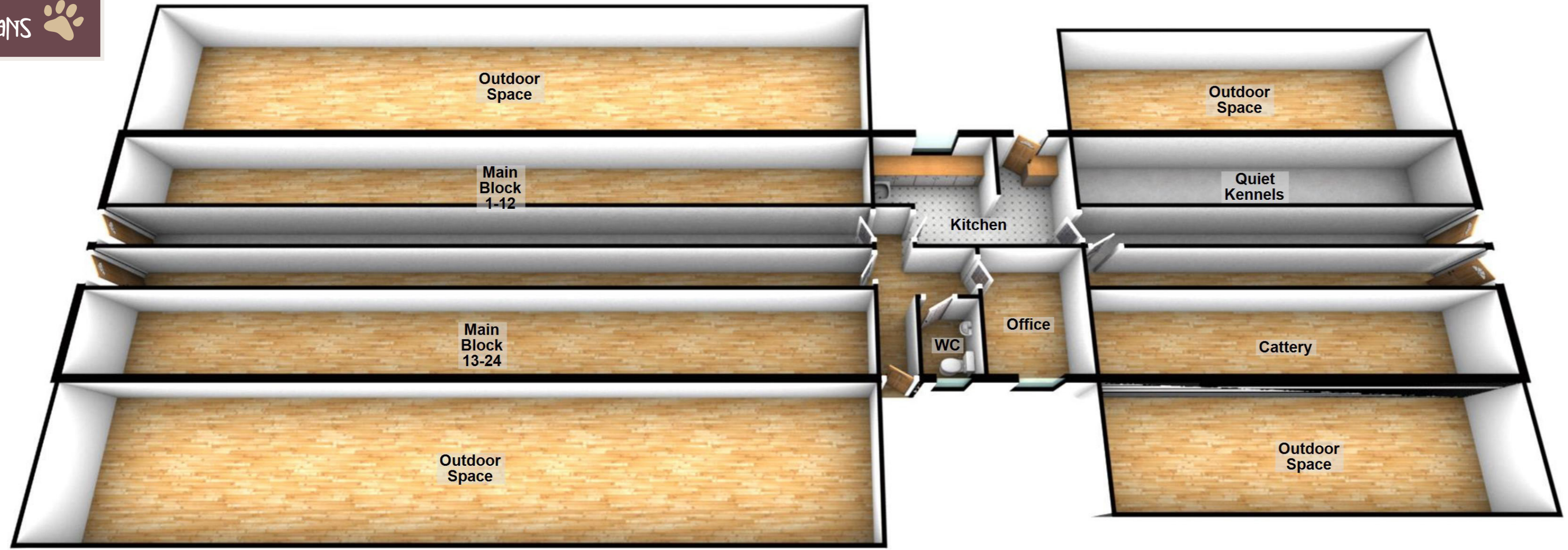
Tenure: Freehold.

Accounts: These will be made available following a formal viewing or note of interest by your solicitor.





FLOOR PLANS 



# Dubheads

COTTAGE, KENNELS & CATTERY

Approximate Dimensions (Taken from the widest point)

Office	2.70m (8'10") x 2.30m (7'6")
Kitchen	4.10m (13'5") x 2.70m (8'10")
WC	1.70m (5'7") x 1.30m (4'3")
Quiet Kennels	9.00m (29'6") x 1.80m (5'11")
Outdoor Space	9.00m (29'6") x 2.70m (8'10")
Cattery	9.00m (29'6") x 1.80m (5'11")
Outdoor Space	9.00m (29'6") x 2.70m (8'10")
Main Block 1-12	17.50m (57'5") x 1.80m (5'11")
Outdoor Space	17.50m (57'5") x 3.50m (11'6")
Main Block 13-24	17.50m (57'5") x 1.80m (5'11")
Outdoor Space	17.50m (57'5") x 3.40m (11'2")



# the Location

MADDERTY, CRIEFF, PH7 3PE

The property is situated just outside the village of Madderty and just over seven miles from Crieff. Madderty is home to a primary school and church, with everyday facilities being found in Crieff. Local Farm shops and cafes serve the area. The A9 runs adjacent making it easy for clients to travel a distance and entrust their pets to the care at Dubheads.

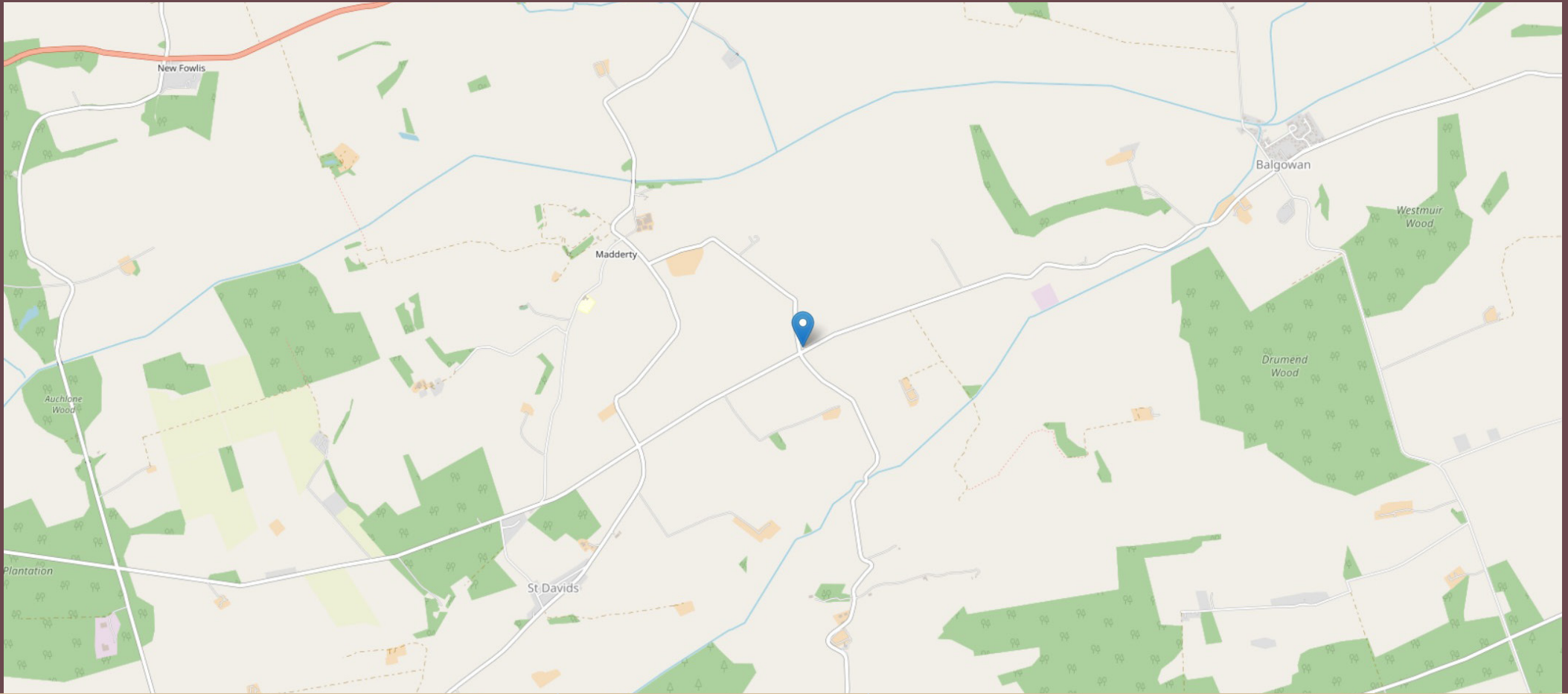
Well-known for its famous whiskey the market town of Crieff offers an extensive selection of shops, supermarkets, independent retailers, cafes, bars, restaurants, and takeaways, alongside daily essentials such as medical centres, pharmacies, Post Offices, hairdressers, and beauty salons. Crieff Hydro is a well-known hotel resort with a spa, a number of eateries, fantastic leisure facilities including golf, a gym, swimming pool, and tennis courts, and an adventure park with outdoor activities for the whole family.



For lovers of the outdoors, the property is surrounded by picturesque rolling countryside, offering no shortage of walking, running, and cycling routes, as

well as spectacular far-reaching views. Schooling in the area is provided at Madderty Primary School, followed by secondary education at Crieff High School.

Despite its tranquil, rural location, the area enjoys close proximity to nearby road links, making travelling by car easy, as well as a bus service nearby.



# McEwan Fraser Legal

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Exchange  
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Text and description  
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 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer

