

Tigh Na Leigh Guest House

22/24 AIRLIE STREET, ALYTH, PERTHSHIRE, PH11 8AJ

The Guest House

TIGH NA LEIGH

McEwan Fraser Legal is delighted to present a rare opportunity to own a luxurious Victorian guest house in the heart of Perthshire.

Tigh Na Leigh, a distinguished Victorian property in the charming town of Alyth, Perthshire, offers an extraordinary opportunity for business buyers, lifestyle entrepreneurs, or extended families looking for an idyllic retreat with shared yet independent living spaces. With a history as a former doctor's house and practice, this stunning property has been meticulously transformed into a 5-star guest house that seamlessly blends contemporary luxury with timeless elegance.

Nestled amidst breathtaking gardens and set within a vibrant local community, this award-winning guest house provides unparalleled potential for growth and an exceptional lifestyle.

A Proven Business Opportunity

Tigh Na Leigh is a successful and highly acclaimed guest house that has earned multiple awards. With six uniquely designed, contemporary guest rooms that exude both comfort and luxury, the property is consistently praised for its exceptional attention to detail and hospitality.









The guest house currently operates part-time, leaving tremendous potential for new owners to expand the business year-round, increase occupancy, or diversify offerings such as events, retreats, or themed stays. Accounts are available to qualified buyers after viewing.

The Property

Tigh Na Leigh offers over 6,500 square feet of elegantly presented accommodation, blending period features with modern convenience.

Main House Features:

Guest Rooms: Six individually styled luxury bedrooms, including a stand-out four-poster suite, complete with spa-inspired bathroom.

Public Areas: Two beautifully refurbished guest lounges with eclectic artwork, cosy fireplaces, and an honesty bar, providing the perfect setting for relaxation.

Dining: A dedicated breakfast and dining area where guests enjoy meals crafted with fresh ingredients from the property's allotment and wild flower meadow.











The Guest Rooms

TIGH NA LEIGH







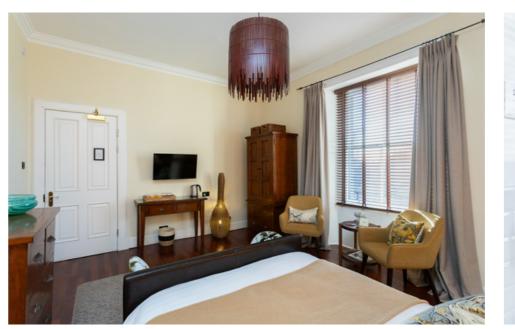




























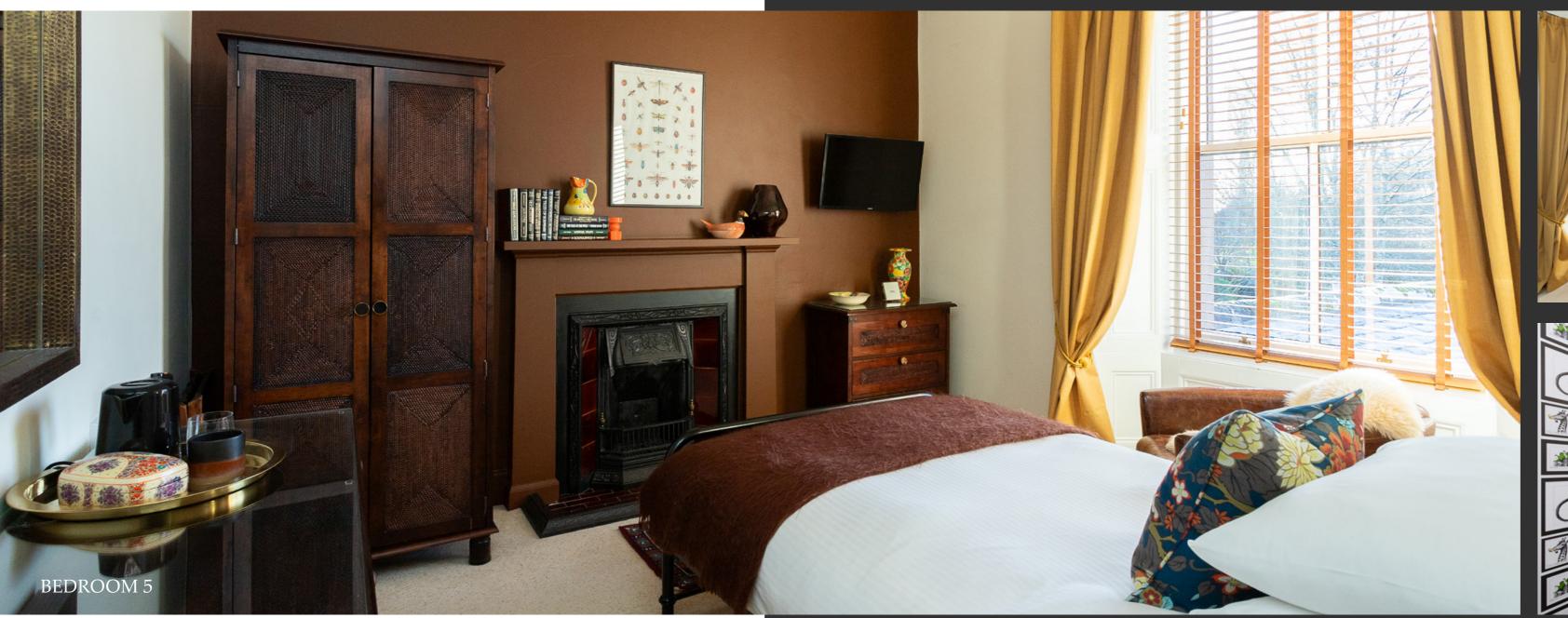




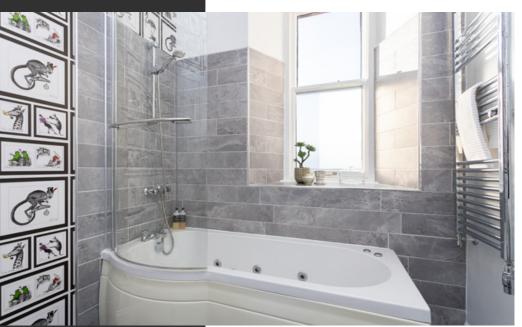














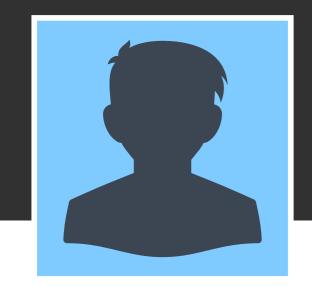








CLIENT TESTIMONIALS

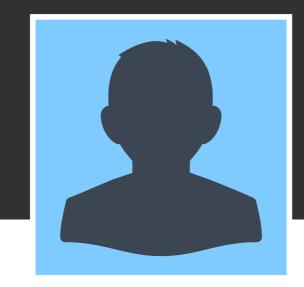


_PAT_CLARK2468

November 2024

"...Recently stayed at the beautiful 5 star Tigh na Leigh Guest House in Alyth. We received the most welcoming reception from the owners Graham and Karen..."





DYLAN

October 2024

"...Tigh Na Leigh is set in a great location in the beautiful small town of Alyth. Everything in town is easily accessible from your lodging. ..."



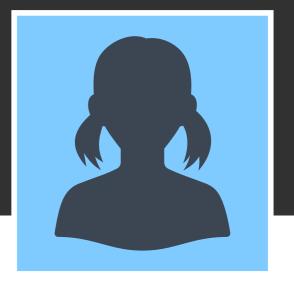


AMANDA M

July 2024

"...What a brilliant guest house! Karen and Graham were two of the best hosts I have encountered in all of our travels. Nothing was too much trouble...."





KELLI M

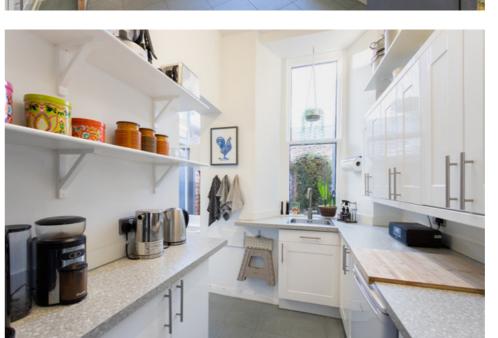
November 2024

"...This Guest House is incredible! The grounds and gardens are absolutely stunning and the design, decor and furnishings are luxurious and inviting...."



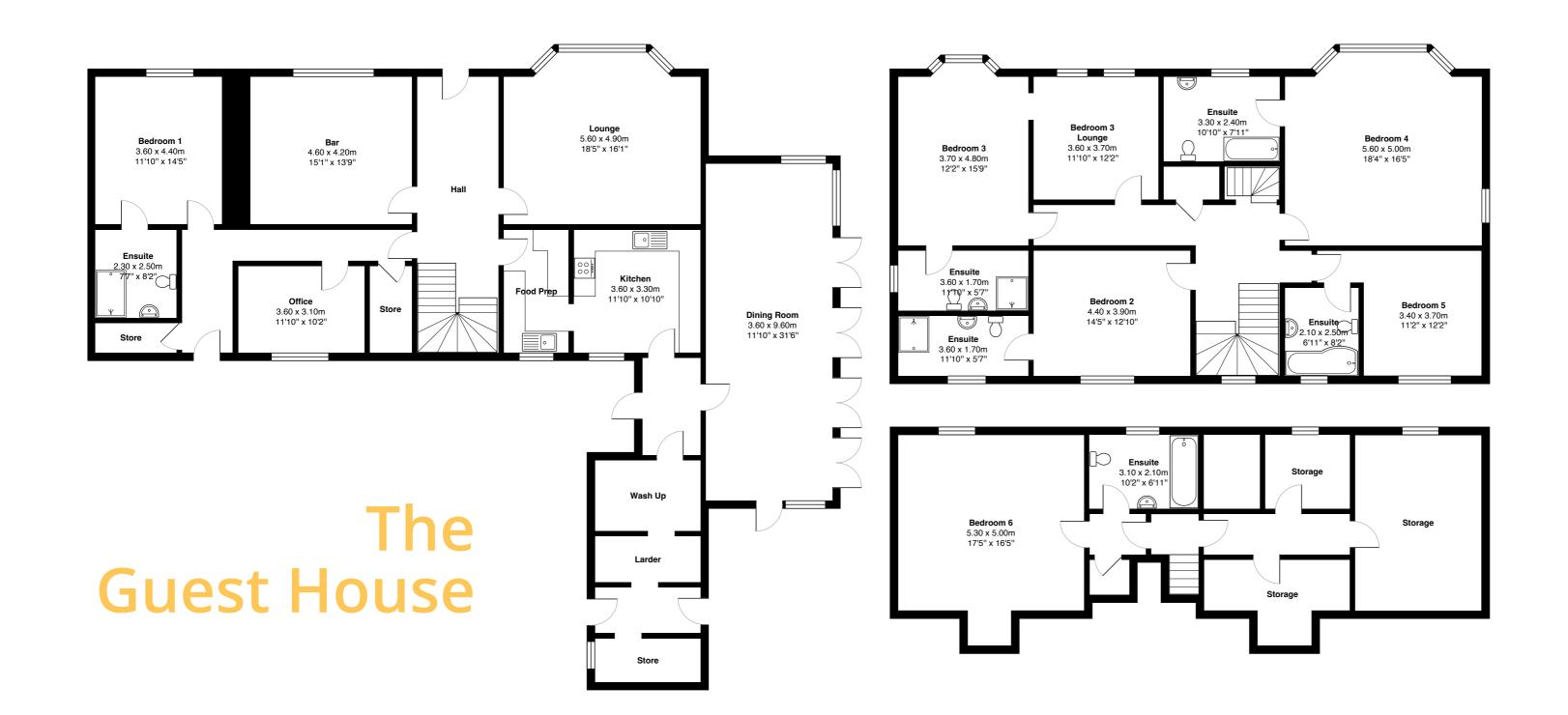












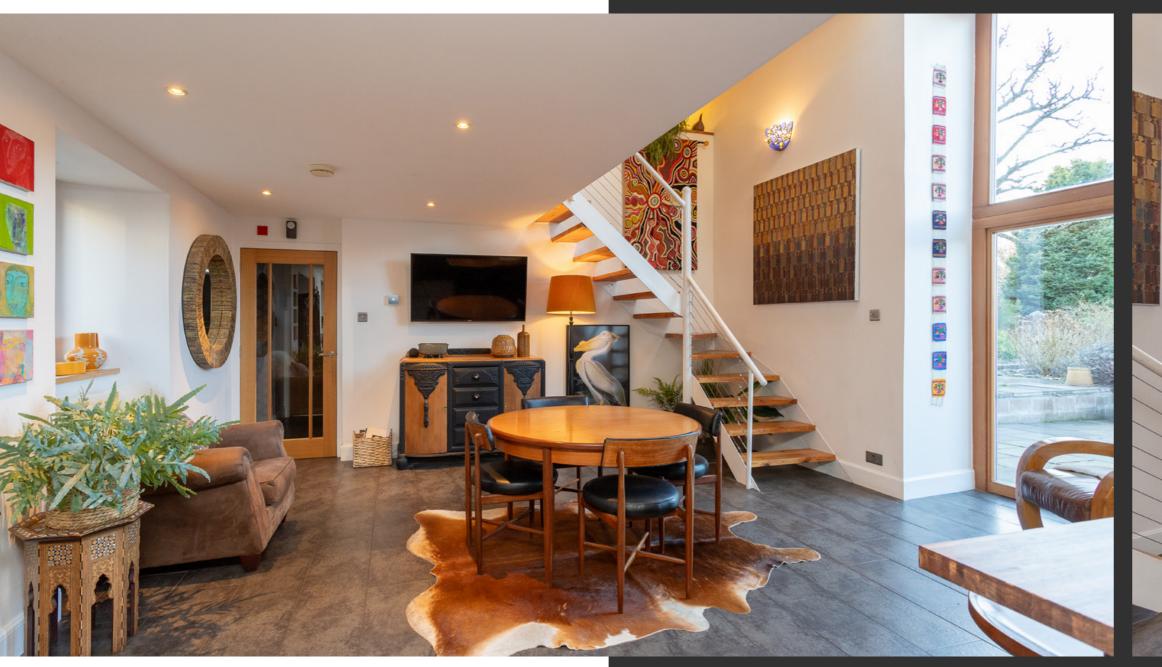
Owner's Accomodation

TIGH NA LEIGH

The property includes a spacious two-bedroom owner's home crafted from a barn conversion and spread across two floors. Designed with the same impeccable attention to detail, it offers comfortable, private living haven, ensuring the perfect balance of privacy and convenience.





























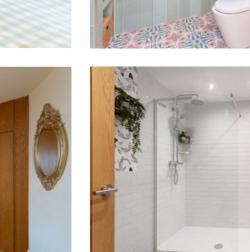






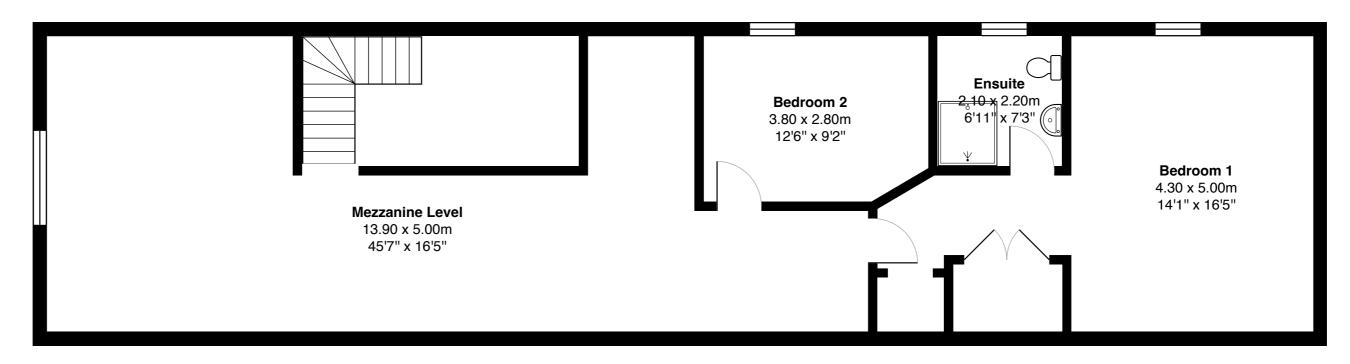




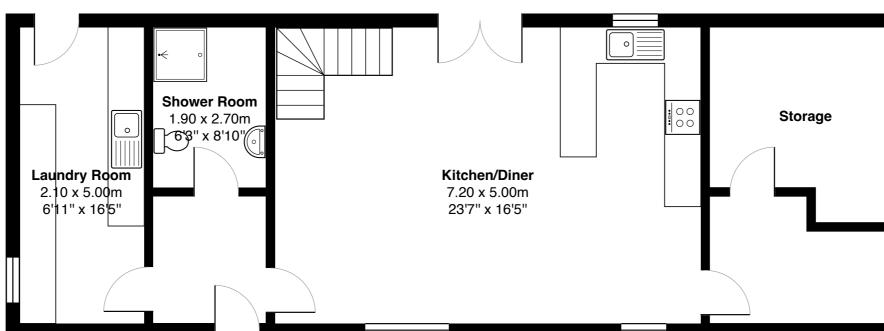








Owner's Accomodation



Outdoor Space, believed to be just under an acre*:

At the rear, a stunning garden unfolds, complete with:

- A tranquil pond.
- Several seating areas ideal for guests to relax with a drink or enjoy a moment of serenity.
- A wildflower meadow and allotment, providing a sustainable source of fresh produce for guest meals, and don't forget the chickens.
- Private parking courtyard for around 6 cars and a double garage.

Perfect for a Lifestyle Business or Extended Family Living

Whether you're seeking to continue Tigh Na Leigh's legacy as a luxury guest house, start a new lifestyle business, or create a shared family retreat, this property caters to your vision. Its design, flexibility, and incredible setting make it an exceptional choice for those looking to combine business with pleasure.

Potential for Growth

The current owners operate seasonally, leaving room for substantial growth. Opportunities include hosting retreats, events, or workshops; expanding the season; or developing new offerings like bespoke dining experiences, gardening workshops, or themed stays.

Contact Us

Don't miss this rare opportunity to own a truly unique property that blends history, luxury, and potential. Contact us today to arrange a viewing and begin your journey with Tigh Na Leigh—where elegance, tranquillity, and opportunity converge.

*The garden has not been measured and buyers and their agents, should satisfy themselves.













The Location

ALYTH, PERTHSHIRE

Alyth, a charming town nestled in the heart of Perthshire, is located just a short distance from Blairgowrie, offering a peaceful retreat with easy access to larger towns and the stunning Scottish countryside. Situated at the foot of the scenic Sidlaw Hills, Alyth boasts breathtaking views and an abundance of natural beauty, making it an ideal location for those seeking a tranquil lifestyle or a rural getaway. The town itself is rich in history and character, with a number of traditional stone buildings and narrow streets lined with local shops, cafes, and pubs. Alyth is known for its welcoming atmosphere, where the sense of community is strong, and visitors are often drawn to the area's quaint charm and relaxed pace of life. The town is also home to a number of local events, including agricultural shows and seasonal festivals, offering a glimpse into the area's traditions and culture.

For outdoor enthusiasts, Alyth is a gateway to an array of recreational activities. The nearby Blairgowrie is known as the gateway to the Cairngorms National Park, and Alyth provides easy access to walking, hiking, and cycling trails, as well as opportunities for fishing and wildlife watching. The town's proximity to the River Ericht, along with its surrounding woodland and rolling hills, offers a wealth of outdoor exploration right on the doorstep.







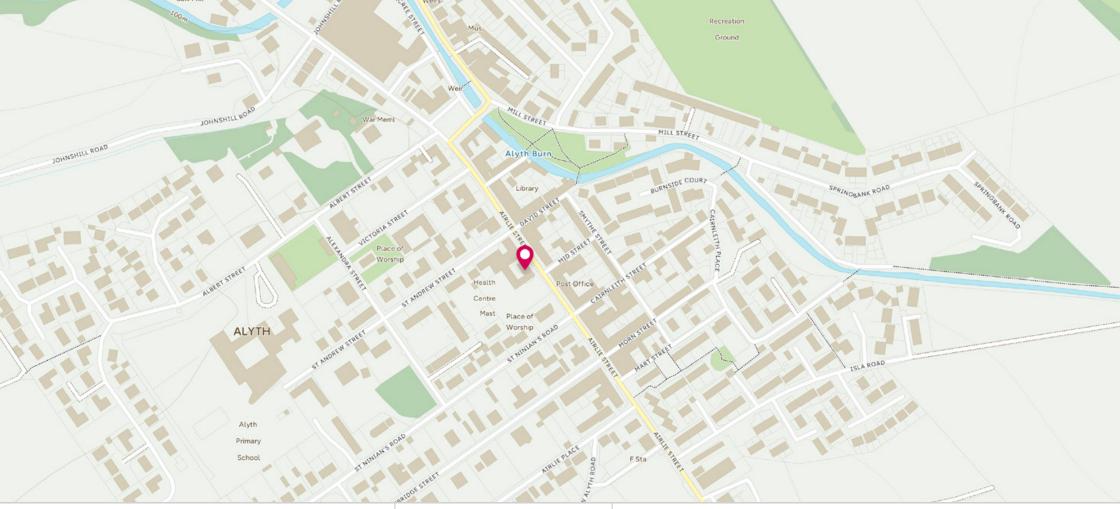


The area is a haven for golf enthusiasts, with Alyth Golf Club and Glenisla Golf Course just a short stroll from the town center, and easy access to nearby courses like Strathmore Golf Centre and Blairgowrie Golf Club. As golf tourism thrives in Scotland, Alyth is ideally positioned to capitalize on this growing demand.

The town also benefits from excellent transport links, with regular bus services to Blairgowrie and further afield, making it easy to access shops, schools, and other amenities in the larger towns nearby. Additionally, Alyth is a short drive from the vibrant city of Dundee, providing a broader range of services, cultural experiences, and employment opportunities.

Overall, Alyth near Blairgowrie is a picturesque, peaceful, and well-connected location that combines the best of rural living with access to the amenities and attractions of the surrounding area. It is an idyllic choice for those seeking a serene lifestyle amidst the beauty of Perthshire, with a range of activities and opportunities to explore the natural landscape.







Solicitors & Estate Agents

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk



Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McKwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is continued and the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is continued to the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct.





Text and description

JAYNE SMITH

Corporate Account Manager



Professional photography **GRANT LAWRENCE** Photographer



Layout graphics and design **ALAN SUTHERLAND** Designer





