

Levernbank

Kennels and Cattery

GLASGOW ROAD, BARRHEAD, EAST RENFREWSHIRE, G53 7TH



McEwan Fraser Legal

Solicitors & Estate Agents

Levernbank Kennels and Cattery

McEwan Fraser Legal are delighted to present to the market a genuinely unique opportunity to purchase Levernbank Kennels and Cattery. Levernbank is a thriving and highly successful dog and cat boarding business situated on the outskirts of Barrhead, East Renfrewshire.

Sitting on approx 2.5 acres of land in the sought after area of East Renfrewshire the adaptable plot could also offer a fantastic development opportunity with the correct planning consent.



Levernbank Kennels and Cattery

Levernbank Kennels and Cattery offers a flexible opportunity to either own prime real estate and a thriving business in a sought after location or indeed buy a fantastic development opportunity (subject to consents) within one of the most sought after local authority areas in Scotland where properties are achieving the highest prices in years making this site a small developers dream.

Tenure: Freehold.

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

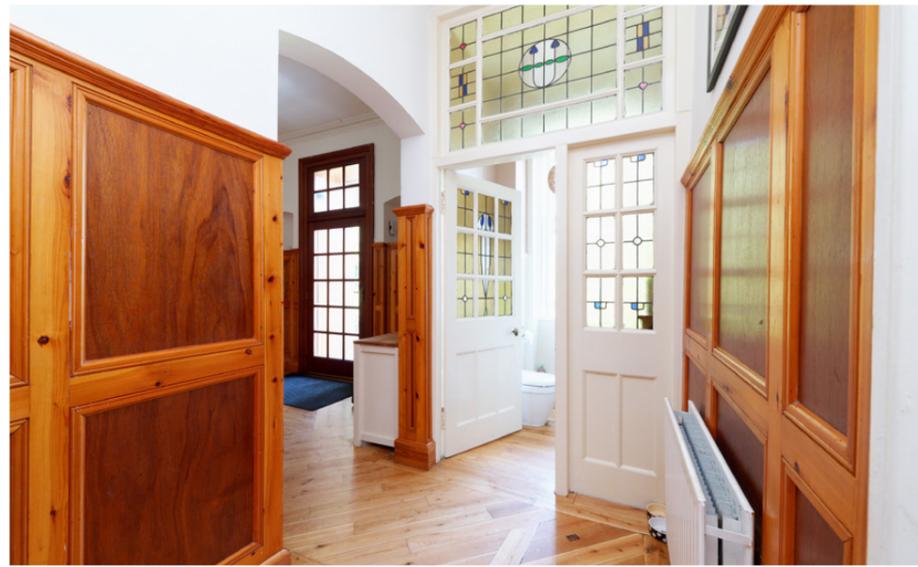


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As well as the established kennel and cattery business and situated within the two and a half-acre plot is an extensive, four-bedroom, beautiful, sandstone detached villa which is currently used as owners accommodation.

The property is accessed via a long sweeping driveway and is entered via a welcoming entrance hall which gives access to a large formal lounge, downstairs WC, breakfasting kitchen, family room and sun room to the rear leading outside to the generous rear garden. At the top of the switchback staircase, you will find four spacious bedrooms, a master en-suite and a family bathroom. Presented to a high standard and offering flexible family living this property had to be viewed to appreciate its grandeur.







LOUNGE 2



LOUNGE 2



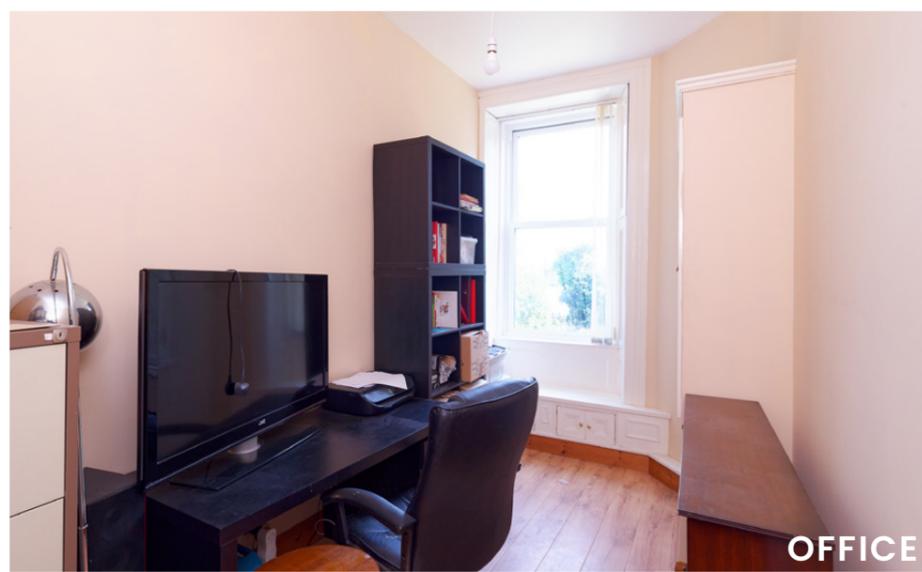
RECEPTION ROOM



LOUNGE 2

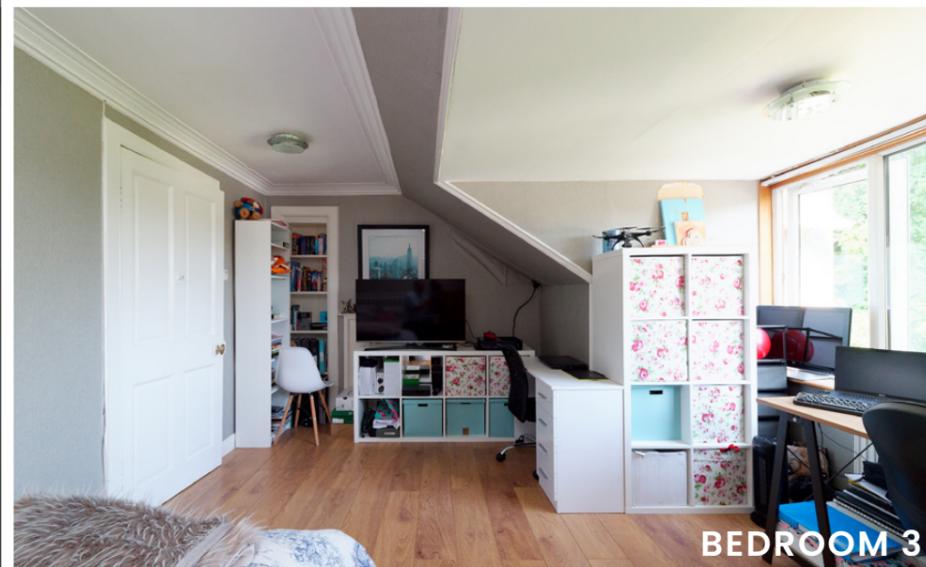


RECEPTION ROOM













Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Lounge	5.25m (17'3") x 4.25m (13'11")
Lounge 2	5.65m (18'6") x 4.70m (15'5")
Kitchen	4.50m (14'9") x 4.45m (14'7")
Reception Room	4.80m (15'9") x 4.70m (15'5")
Dining Room	4.30m (14'1") x 2.90m (9'6")
Office	2.90m (9'6") x 2.15m (7'1")
Utility	2.90m (9'6") x 2.50m (8'2")
WC	1.65m (5'5") x 1.50m (4'11")

FIRST FLOOR

Bedroom 1	5.30m (17'5") x 4.60m (15'1")
En-suite	2.40m (7'10") x 1.50m (4'11")
Bedroom 2	4.60m (15'1") x 4.20m (13'9")
Bedroom 3	4.40m (14'5") x 2.70m (8'10")
Bedroom 4	6.11m (20'1") x 3.90m (12'10")
Bathroom	2.70m (8'10") x 2.00m (6'7")





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The business had been trading for over 30 years and at capacity can take 100 dogs and 50 cats. Trading throughout the year and enjoying an established repeat client base. The kennels and cattery have become the 'go to' within the area for dog and cat boarding, doggy daycare and dog grooming.

The kennels/cattery is accessed through a spacious reception area all kennels have heated and covered outdoor runs both the kennels and cattery have a separate kitchen area to prepare food and there is ample outdoor space for exercising and customer parking to the front.

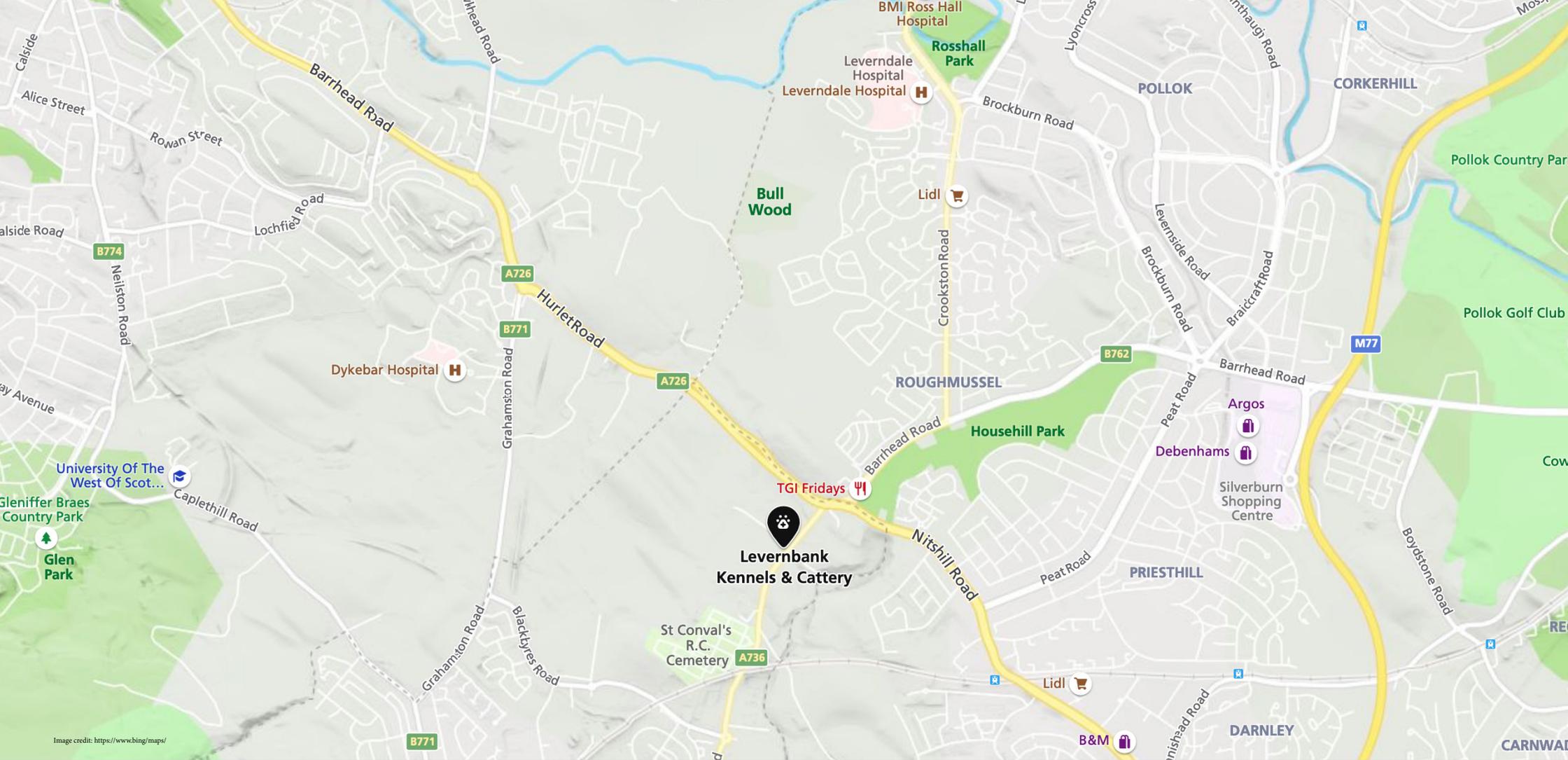


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Barrhead is situated within the East Renfrewshire local authority area which is one of the most sought after local authority areas in central Scotland and offers local shopping, sports/recreational facilities, schooling and regular public transport.

The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits. The M8 and M77 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.





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