

Albert Villa Guest House

63 DUNKELD ROAD, PERTH, PH1 5RP



WELL-ESTABLISHED, OWNER-OPERATED GUEST HOUSE SITUATED ON THE POPULAR DUNKELD ROAD,



01738 500 655



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Albert Villa Guest House is a well-established, owner-operated guest house situated on the popular Dunkeld Road, just a short distance from Perth city centre. This attractive semi-detached Victorian villa offers an excellent lifestyle business with a strong reputation, serving both the tourist and contractor markets.

The property provides 10 well-appointed letting bedrooms, comprising a mix of single, twin, double and family accommodation, with seven rooms benefiting from en-suite facilities. Three of the letting rooms are located to the rear of the property each of these enjoys the advantage of its own private entrance, making them particularly attractive to longer-stay guests and contractors.

The Property



Guest Bedrooms















A welcoming dining room provides seating for up to 20 guests, comfortably catering for the property's maximum occupancy. Trading is strongest between April and September, reflecting Perth's busy tourist season, while the business also benefits from year-round contractor demand. The business currently trades just below the VAT threshold and is operated by the owners with the assistance of one part-time member of staff.





The owner's accommodation is well separated from the guest areas and includes a private bedroom and lounge, together with a spacious dining kitchen, providing comfortable on-site living accommodation.

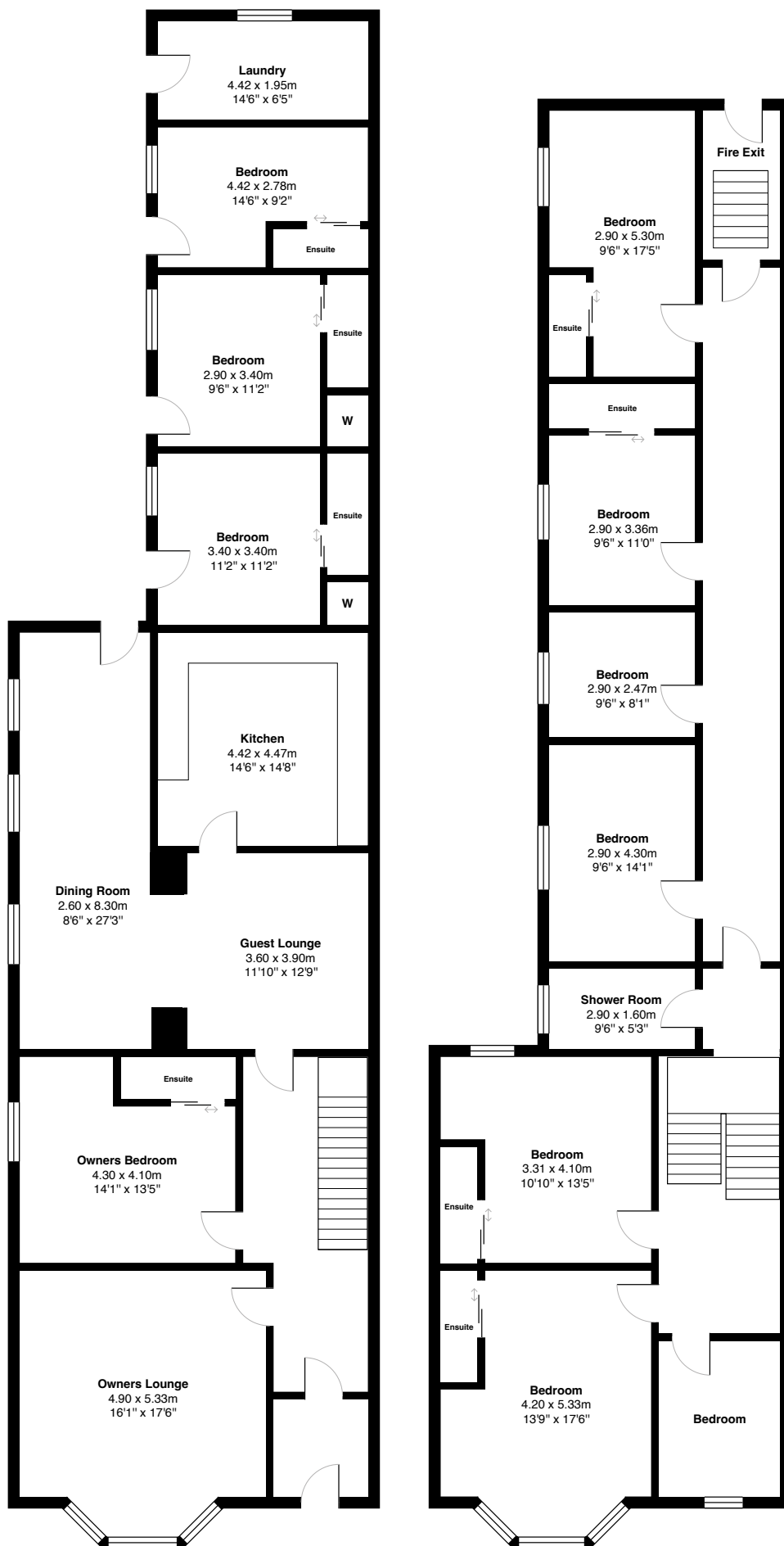




Owners Bedroom









Externally, the property offers generous off-street parking for approximately eight vehicles, a detached garage, and a large rear garden, providing further appeal for guests and owners alike.

Albert Villa Guest House represents an excellent opportunity to acquire a profitable and easily managed hospitality business in one of Perth's most accessible locations, with scope for further growth should new owners wish to expand trading beyond its current level.

The Property



Albert Villa Guest House occupies a prominent position on Dunkeld Road, one of Perth's principal arterial routes into the city centre. Perth, known as the "Gateway to the Highlands", is a thriving city with a strong local economy and a year-round influx of visitors attracted by its rich history, shopping, leisure facilities, and excellent transport links. The guest house is conveniently situated within easy reach of Perth city centre, where a wide range of restaurants, cafés, bars, shops and cultural attractions can be found. Popular visitor attractions nearby include Scone Palace, Perth Museum, Perth Concert Hall, Perth Theatre, and the scenic walks along the River Tay.

The property's location also makes it particularly appealing to the contractor market, benefiting from easy access to the A9, M90 and A90 trunk roads, providing excellent connections to Dundee, Edinburgh, Stirling, Inverness and Aberdeen. Perth Railway Station is also located nearby, offering regular services to destinations throughout Scotland. The combination of a highly accessible location, strong tourist appeal and consistent contractor demand provides Albert Villa Guest House with a diverse customer base and an established trading environment throughout the year.

The Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
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