



Dubheads Cottage

Madderty, Crieff, PH7 3PE




McEwan Fraser Legal
Solicitors & Estate Agents

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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, situated in 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.





KITCHEN



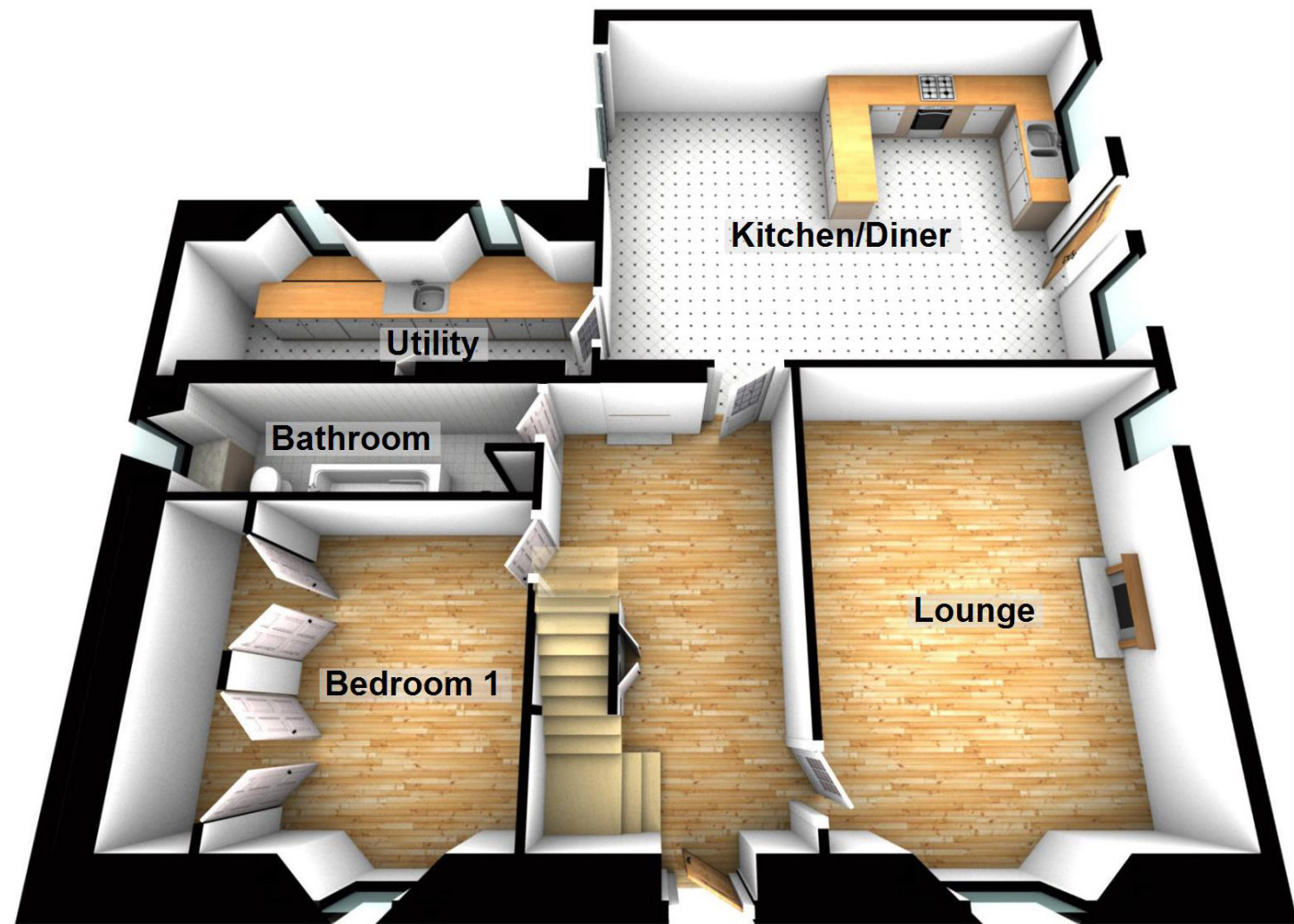


BEDROOMS



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





Dubhead's Cottage

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Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 4.10m (13'5")
Kitchen/Diner	6.40m (21') x 5.10m (16'9")
Utility	5.00m (16'5") x 1.60m (5'3")
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
Bedroom 2	4.00m (13'2") x 3.70m (12'2")
Bedroom 3	4.00m (13'2") x 3.90m (12'10")
Bathroom	4.40m (14'5") x 1.30m (4'3")





KENNELS & CATTERY

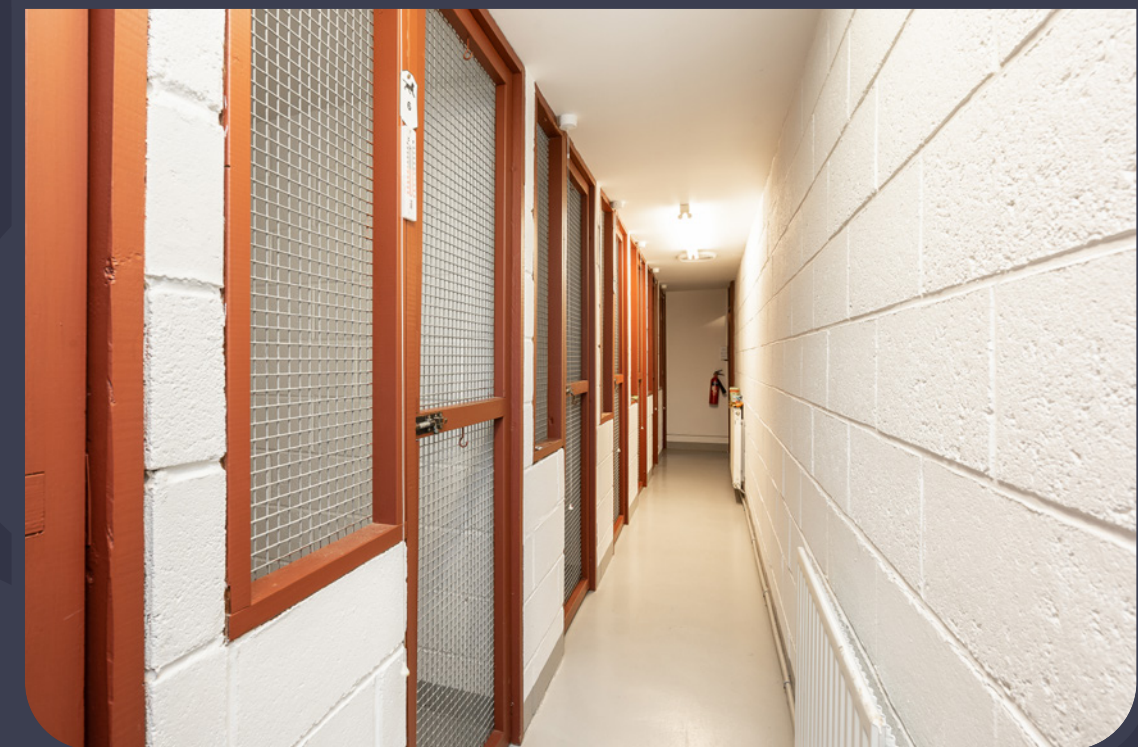


The business had been trading for over 20 years and at capacity can take 56 dogs and 76 cats. Trading throughout the year and enjoying an established repeat client base.

The kennels and cattery have become the 'go to' within the area for dog and cat boarding and doggy daycare. The kennels/cattery is accessed through a spacious reception area all kennels have heated and covered outdoor runs there is a separate kitchen area to prepare food and there is ample outdoor space for exercising and customer parking to the front. There is also a large double garage for storage.

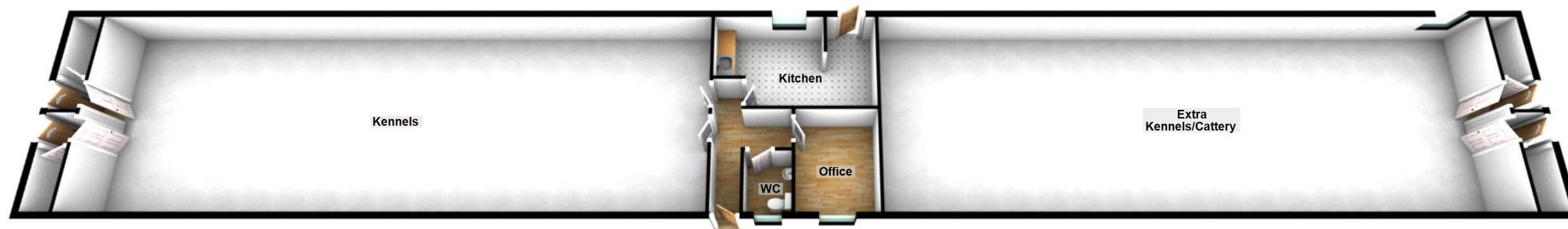
Tenure: Freehold.

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





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Approximate Dimensions
(Taken from the widest point)

Kitchen	4.10m (13'5") x 2.70m (8'10")
Office	2.70m (8'10") x 2.30m (7'6")
WC	1.70m (5'7") x 1.30m (4'3")
Kennels	17.50m (57'5") x 5.70m (18'8")
Extra Kennels/Cattery	17.50m (57'5") x 5.70m (18'8")

EXTERNALS







The Location

Madderty, Crieff

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.

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.

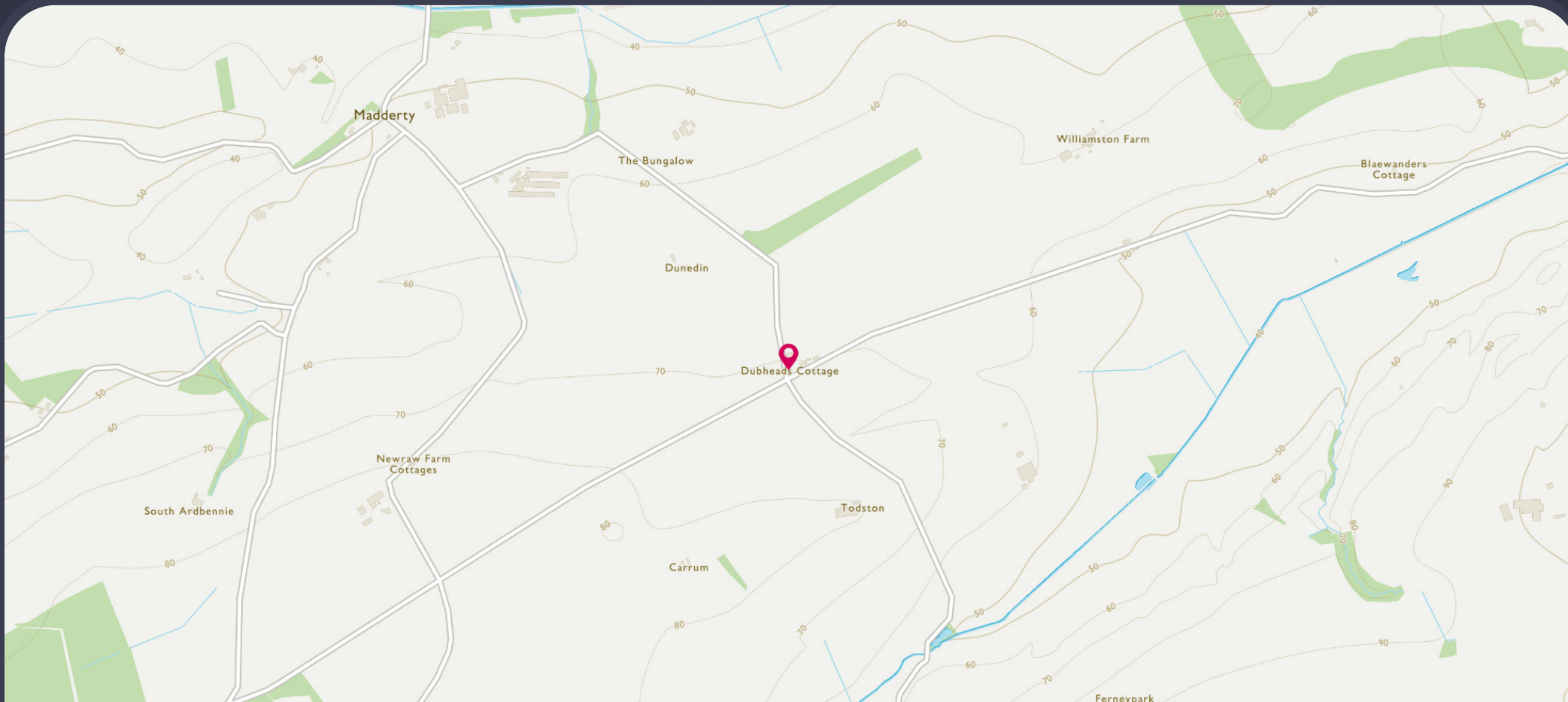


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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