



22-26 East High Street, Crieff, PH7 3AF

McEwan Fraser Legal is delighted to present an exceptional business and lifestyle opportunity in the charming and ever-evolving town of Crieff.

This well-established and highly regarded restaurant, complete with a professional kitchen, spacious three-bedroom flat, a versatile barn, ample storage, and an expansive garden, is now available for the right buyer looking to invest in both a thriving business and a desirable way of life.

Crieff is a town on the rise. Already a well-loved tourist destination, known for its stunning scenery and the famous Crieff Hydro, the town continues to grow in popularity. With the exciting new cinema development

set to open just across the road in 2026, footfall is expected to increase significantly—bringing even more business opportunities to this prime location.

A refined and stylish dining space, this well-established bistro has built an outstanding reputation, attracting both locals and visitors alike. With a beautifully designed bar area and a fully equipped, high-specification professional kitchen, the restaurant is perfectly suited for high-volume service while maintaining an inviting and intimate atmosphere.





The Bistro & Bar





Kitchen & Toilet



Above the restaurant, a recently renovated three-bedroom flat provides the perfect home for owners, staff, or potential holiday let accommodation. Featuring a modern kitchen and bathroom, new flooring, and bright, spacious living areas, this is a comfortable and welcoming retreat.

Beyond the restaurant, the property includes a renovated barn with endless possibilities—ideal for storage, events, or potential business expansion. A further external storage shed and a large garden offer scope for outdoor dining, further development, or simply a peaceful escape.

This is more than just a commercial property; it's an opportunity to immerse yourself in a thriving community, capitalise on Crieff's continued growth, and step into a successful business with incredible potential. With an ever-increasing flow of tourists, a landmark cinema development on the horizon, and an established reputation, this is a rare chance to make your mark in one of Scotland's most promising locations.



Living Room





Bedrooms





Kitchen & Dining Room

Bathroom & Hallway

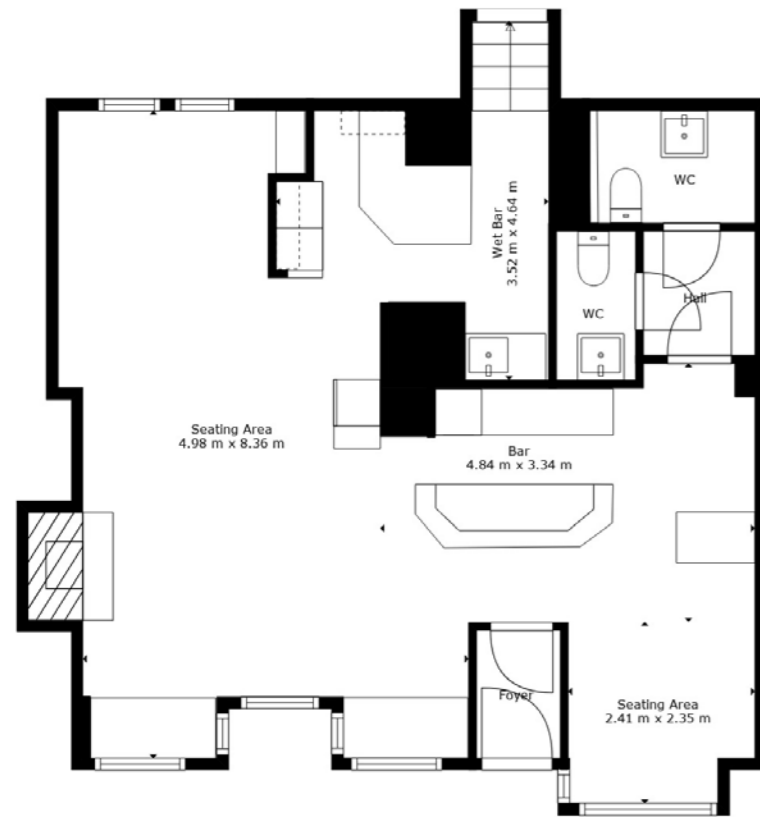




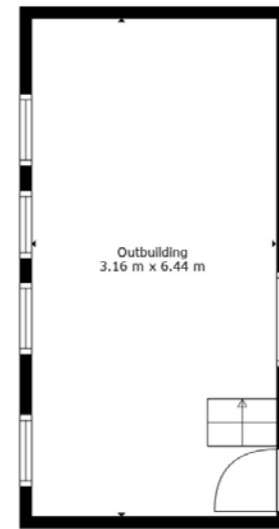
Externals



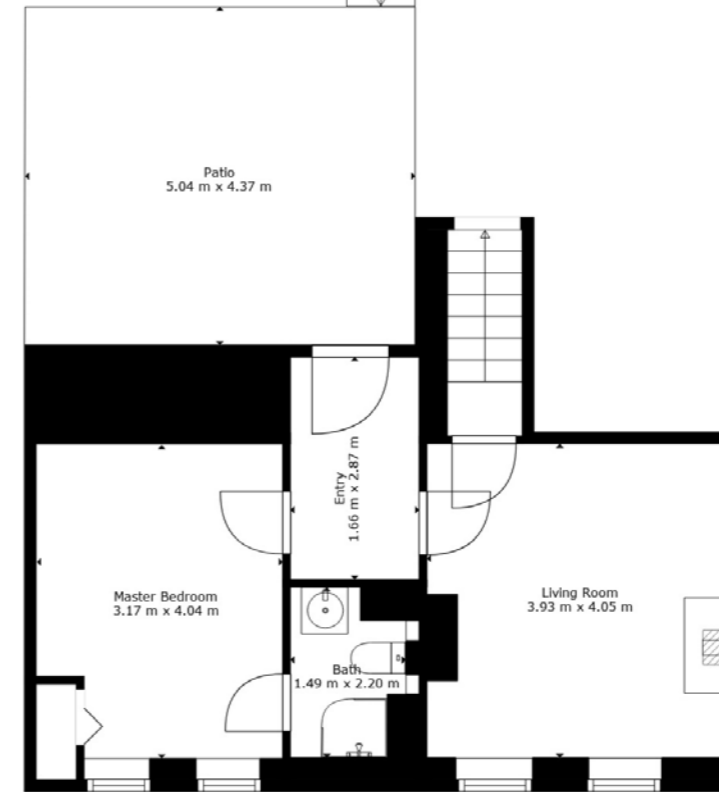
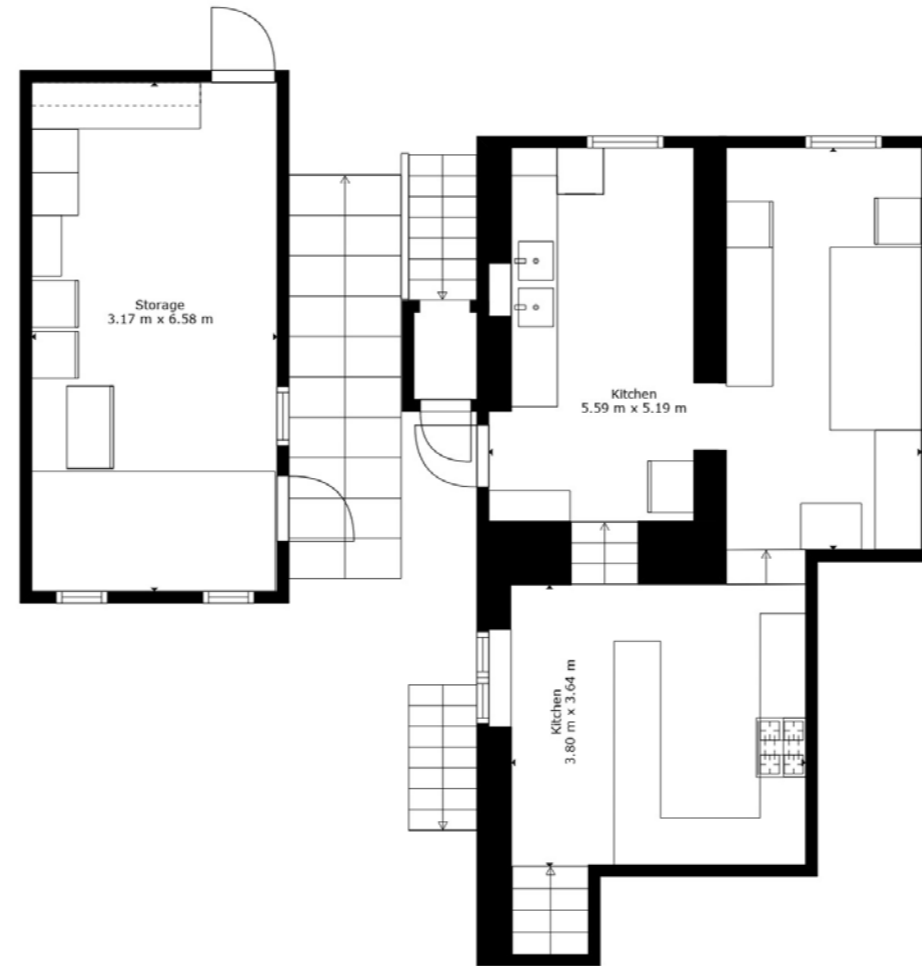
Floor Plans



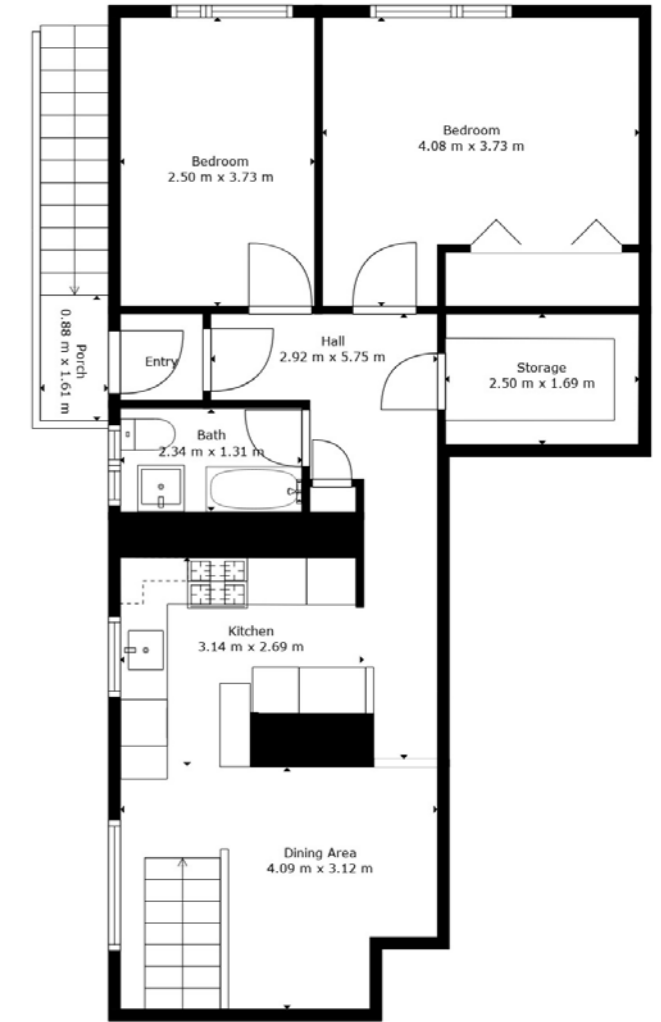
Floor 1



Floor 2



Floor 3



Floor 4

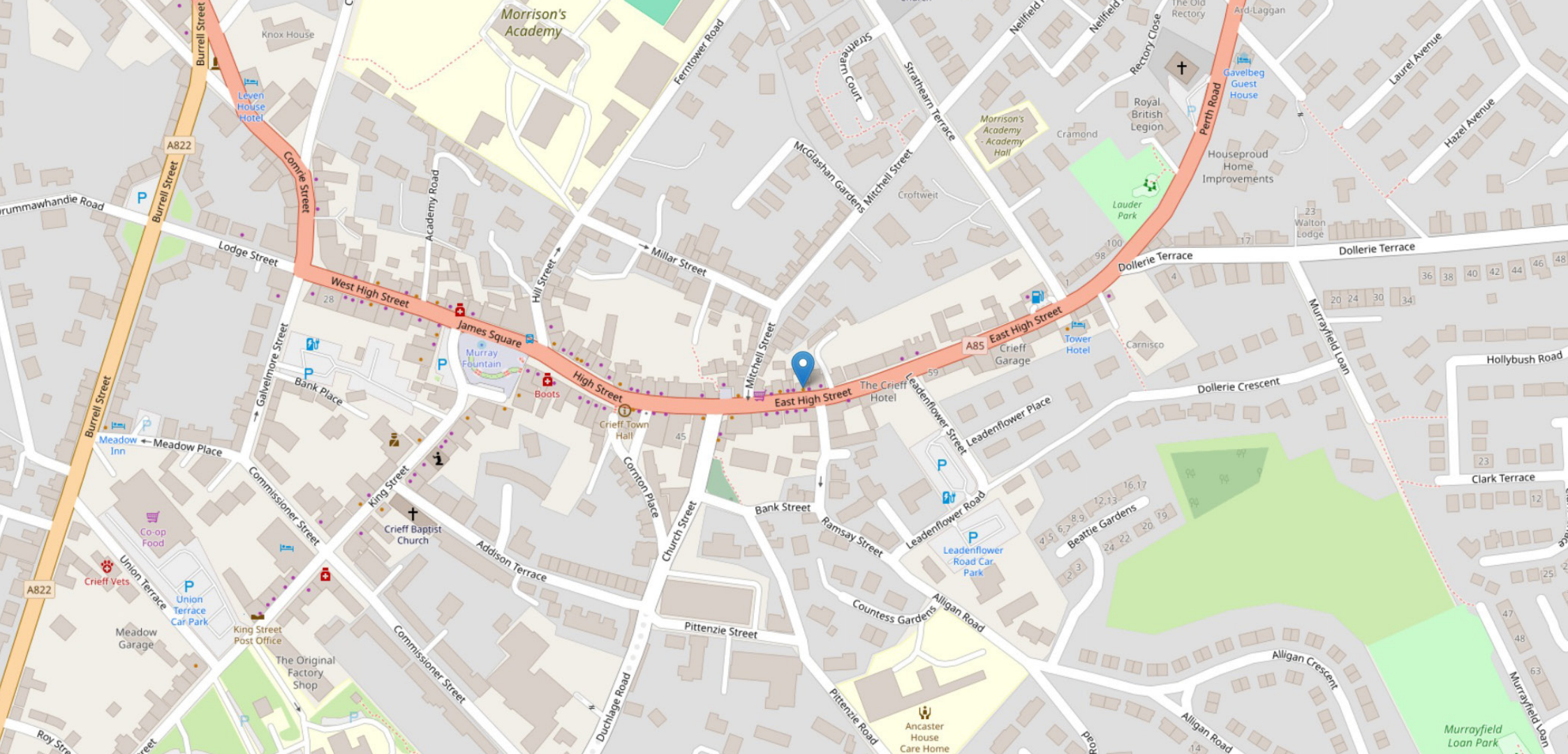
Crieff is ideally situated at a gateway to the Highlands, just seven miles from the A9 and within commuting distance of Glasgow, Edinburgh, Stirling and Perth.

The town itself has a wide range of retail outlets, a large medical centre, modern Cottage Hospital and dental practices. The town's recreational facilities include a new leisure centre with a swimming pool, gym and library, Crieff Golf Club, and tennis courts.

The Crieff Hydro Hotel offers members access to its swimming pools, equestrian centre, golf course, tennis courts and additional leisure facilities.

Schooling in the area is well provided, including the local Crieff primary schools and secondary school campus and several independent schools within a comfortable daily distance. These include Morrison's Academy and Ardvreck Preparatory School (both in Crieff), Strathallan in Forgandenny, Craigclowan on the edge of Perth and Glenalmond lying to the north beyond Methven.





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