



Clark Kimberley Guest House

57-59 Dunkeld Road, Perth, PH1 5RP


McEwan Fraser Legal
Solicitors & Estate Agents

*McEwan Fraser
Legal is delighted to
present to the market
the well established
and popular Clark
Kimberley Guest House.*

Clark Kimberley is a family-run guest house situated within walking distance of Perth city centre. The detached, ten-bedroom property sits on a larger than average plot and was once two separate dwellings, with the correct consents the property would make a fantastic residential family home or indeed great serviced accommodation.



The welcoming entrance vestibule gives access to the hallway where you will find two very spacious and welcoming bay window lounges both looking out to Dunkeld Road. Two dining rooms a large well equipped kitchen with ample space to prepare breakfast for guests and a WC. There are also two double en-suite bedrooms located on the ground floor. The remaining eight bedrooms are located on the first floor, four of which are double en-suite rooms, two single rooms and two family size bedrooms both with en-suites. There is plenty of storage throughout the property.













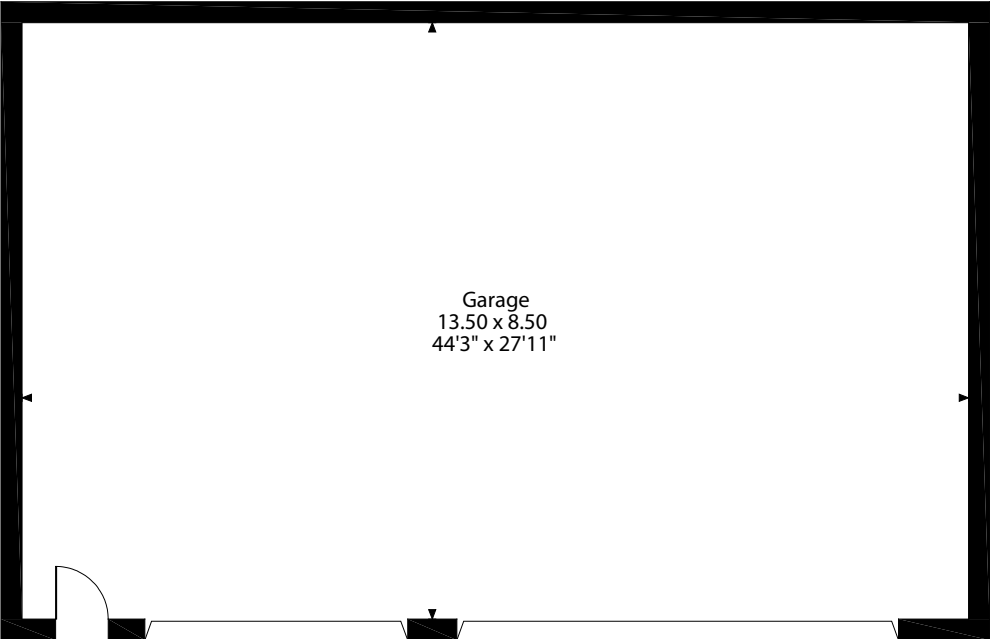


To the rear of the property, there is a private seated area for guests to enjoy the garden as well as a secluded owners area. There is a large outbuilding currently being used as a laundry room and storage however could be converted to additional rooms with the correct consents. The guest house has ample parking and as the plot is larger than average there is an opportunity to extend the existing property.

Services: Mains water, electricity, gas and drainage.

Tenure: Freehold.

Website: <https://www.perthguesthouse.co.uk/>





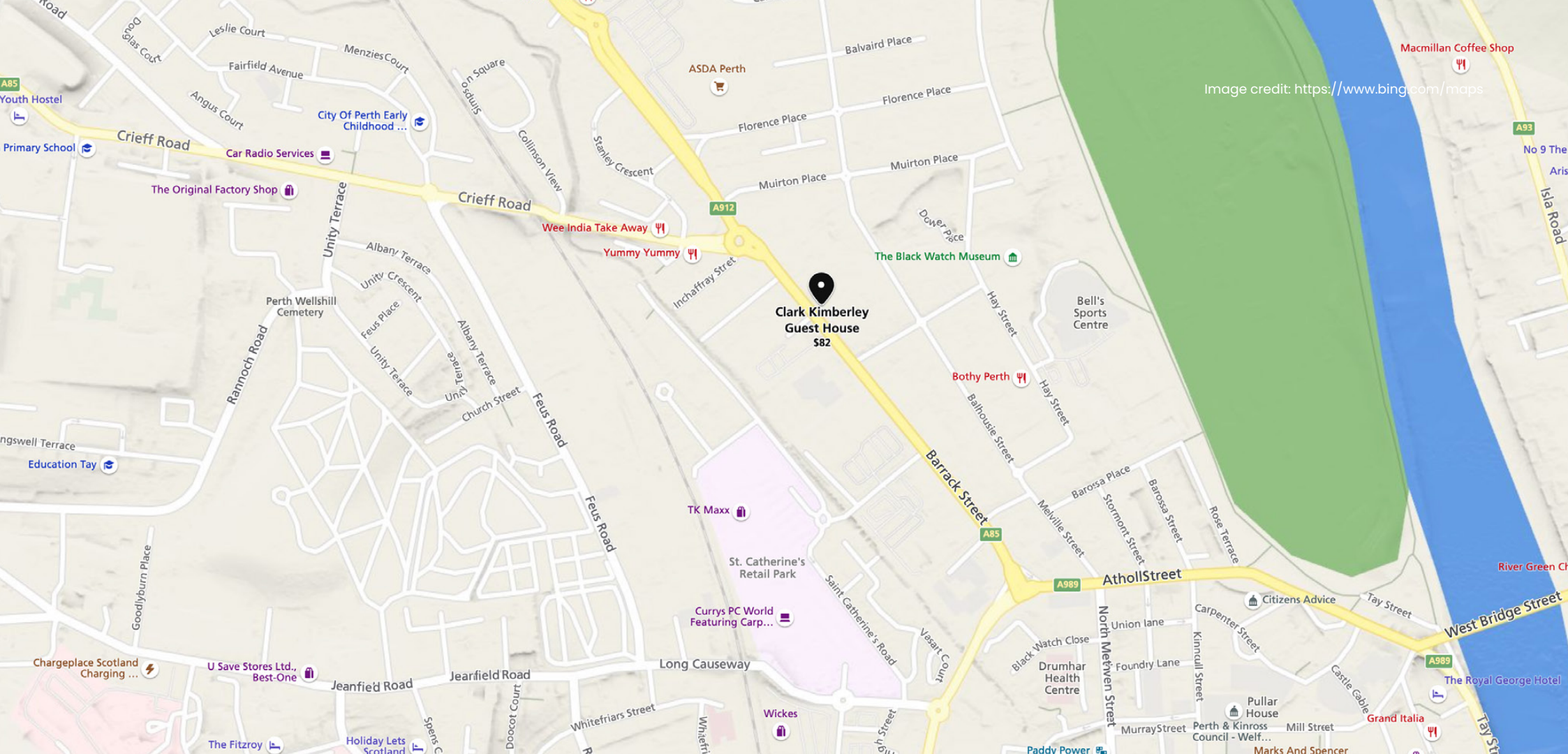
Clark Kimberley Guest House is located within walking distance of the vibrant city of Perth.

Perth has a comprehensive range of shops, bars and restaurants as well as art galleries, theatre/concert hall and cinema. Leisure facilities include a swimming pool, ice rink and sports centres. For those who enjoy outdoor pursuits, the rivers, hills and lochs of the highlands are easily accessible and ideal for a variety of outdoor activities.



There are excellent road and rail links from Perth to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh Airport is about 35 miles away. In terms of education, there are popular primary schools within walking distance of the property and a choice of secondary schooling. Local private schools include Glenalmond College, Craigclowan, Kilgraston, Strathallan, Ardvreck and Morrisons Academy.






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