

THE RED HOUSE



McEwan Fraser Legal
Solicitors & Estate Agents

HOTEL, STATION ROAD

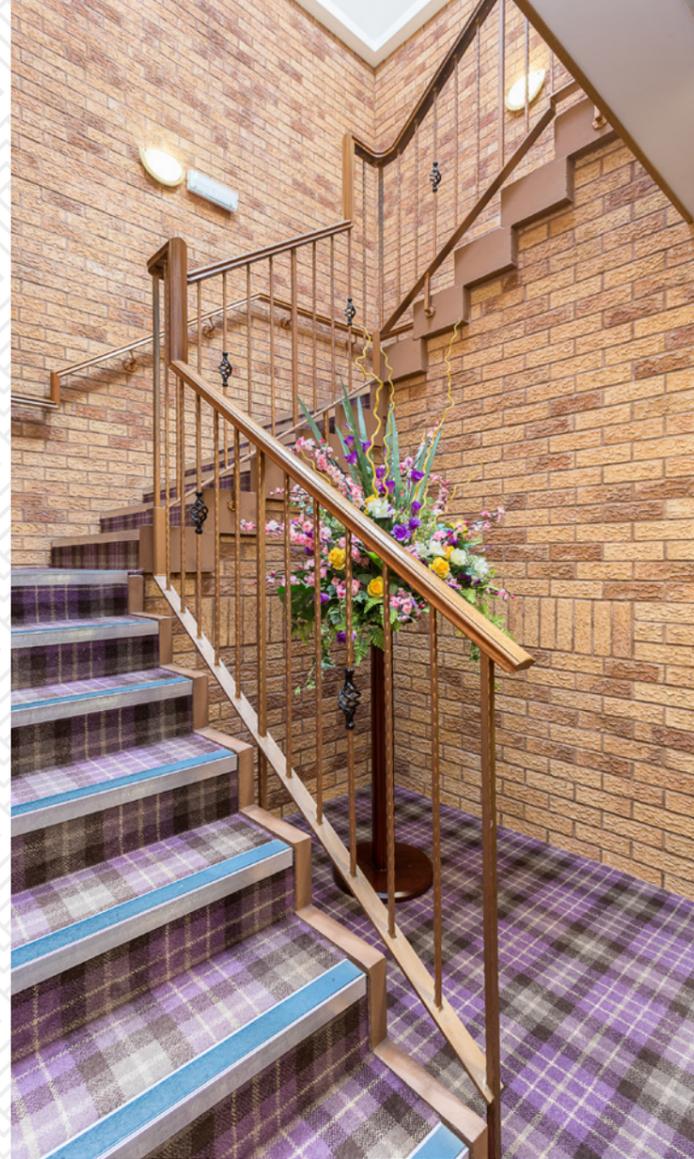




The Red House operates all year round and has expanded over the decades under the family's management. The original structure, which served as the Railway Hotel, has grown to become the stunning hotel and grounds it is today. With 20 bedrooms of all sizes, a sports complex and an extensive function room, allows the Hotel to cater to every possible occasion. Cradled in a valley by the foot of the Cairngorms, the Hotel occupies a central location that offers fantastic views and creates a haven for hikers and walkers. Indeed, there are around thirty golf courses within a half-hour journey of the Hotel, and the business enjoys the company of many regular shooting and fishing parties. Parking is plentiful with a spacious 90-place car park accessed straight off the A94 Forfar-Perth road. There is also easy access for groups with designated coach spaces.

Reason for sale

A long-established hospitality business offering a wedding and conference venue and with a strong reputation for golf breaks, this thriving business has been owned and operated by the same family for 40 years and is being offered to the market due to the retirement of two of the partners.

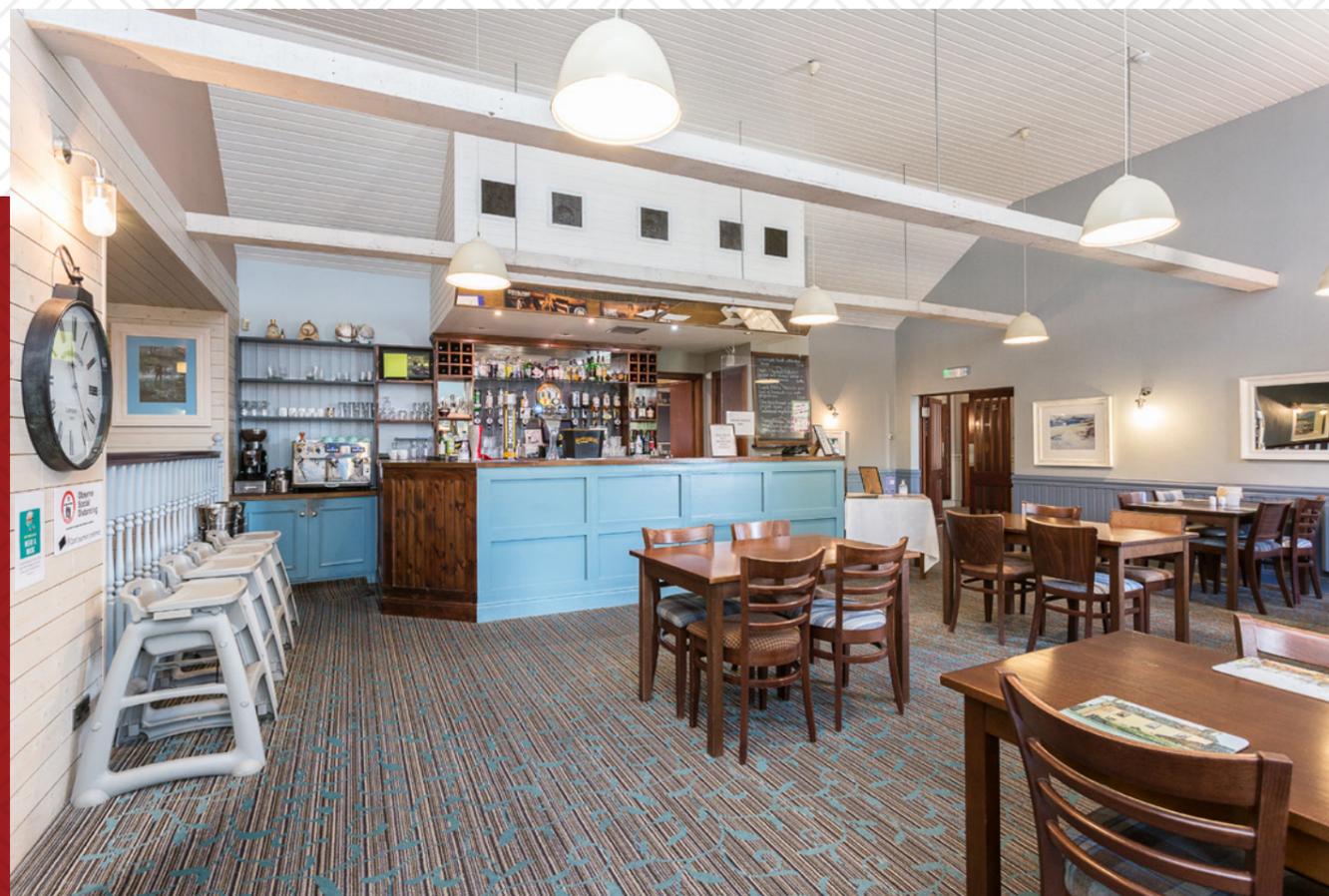


A LONG-ESTABLISHED HOSPITALITY BUSINESS
OFFERING A WEDDING AND CONFERENCE
VENUE AND WITH A STRONG REPUTATION

Accommodation and Facilities

The Hotel has been developed to offer a wide range of facilities. On the ground level, there is the bar and restaurant inclusive of the conservatory, public bar, snooker room, leisure facility, squash court and pool/darts room. The flexible function suite offers a capacity of 160 however can accommodate smaller numbers for either private parties or conferences. The letting accommodation is laid over ground and first floor levels and consists of 20 letting rooms all having en-suite facilities. 17 of the rooms have three-piece bathroom suites with the other three each having a shower only. There are 12 family rooms, seven twin rooms and one triple room. The executive rooms come with attractive viewing balconies, whilst free Wi-Fi is available in all bedrooms. Each room has a flat-screen TV with complimentary Sky Sports coverage.







 The Function Suite



*THE FLEXIBLE FUNCTION SUITE OFFERS
A CAPACITY OF 160 HOWEVER CAN
ACCOMMODATE SMALLER NUMBERS*









CONSISTS OF 20 LETTING ROOMS
ALL HAVING EN-SUITE FACILITIES





Owner's Accommodation

Located on the first and attic floor levels of the main property is the spacious owner's accommodation consisting of three double bedrooms (two en-suite) office, shower room and a lounge area.

Services

Mains water, electricity and drainage.

Tenure

Freehold.

Website

www.red-house-hotel.co.uk

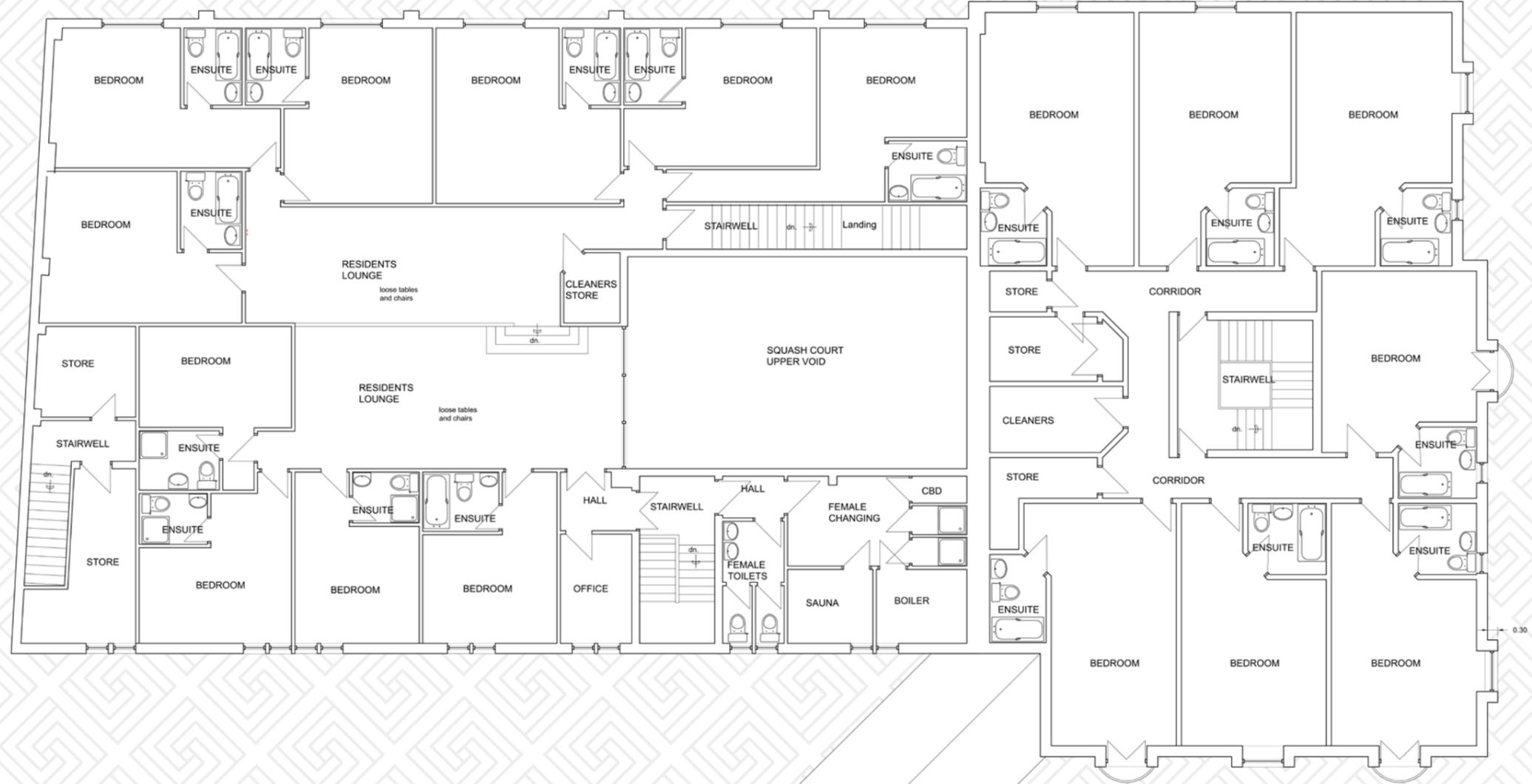
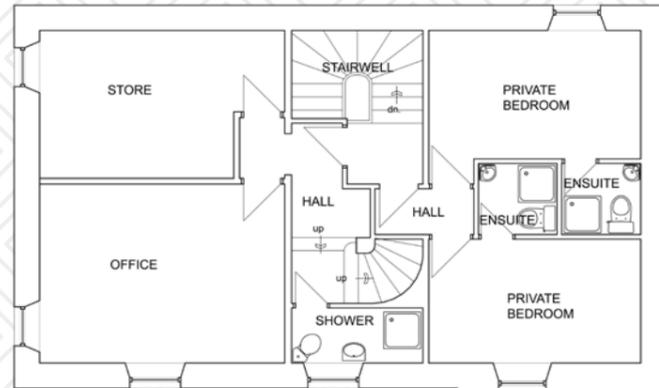
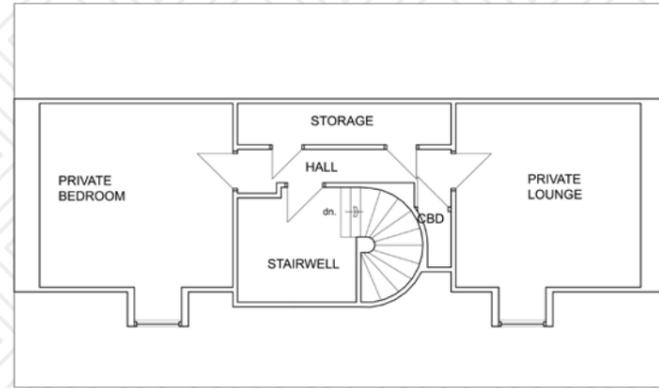
Accounts

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

Development potential

There is a sizeable plot to one side of the hotel which could be made available by separate bargain.









This long-established hotel is located within Coupar Angus which is situated in East Perthshire, some 4 miles South of Blairgowrie. Coupar Angus has developed as a tourist resort and is located 26km North-East of Perth. The Red House Hotel is positioned to the north-east side of Station Road, the A94 at its junction with Forfar Road and the A923, the town centre of Coupar Angus is within a few minutes walk.

Coupar Angus and Blairgowrie both have useful local shops and amenities. There are three golf courses at Blairgowrie (including a championship course), a further three courses at Alyth and a course at Piperdam Country Club near Dundee. In fact, there are around thirty golf courses within a half-hour journey of the front door.

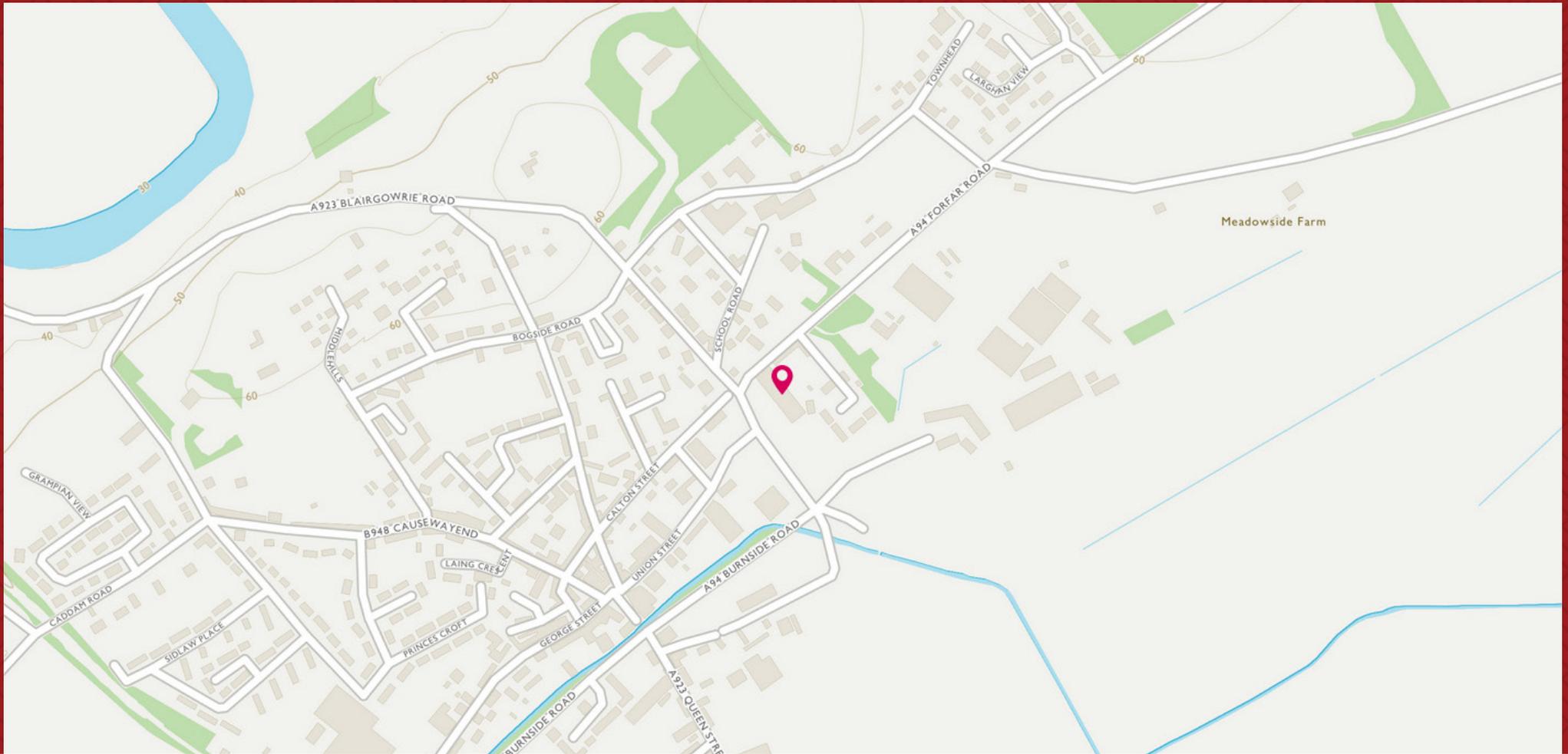
The Perthshire Hills and the Angus Glens are easily accessible and there is skiing at Glenshee (30 miles) as well as salmon, and Trout fishing on the nearby rivers Tay, Isla and Ericht. There are plenty of opportunities for shooting and stalking on local estates. The Cairngorms National Park is approximately 20 miles north and provides a variety of outdoor activities such as the Glenshee Ski Centre, golfing, abseiling and a range of mountainous trails and cycle routes offering truly breath-taking views.

The fishing villages, beaches and golf courses of the East Neuk of Fife are all within about 35 miles. Coupar Angus is almost equidistant to Dundee and Perth (13 and 14 miles away respectively and set within the backdrop of some of Perthshire's most fertile farmland.



CRADLED IN A VALLEY BY THE FOOT OF
THE CAIRNGORMS, THE HOTEL OCCUPIES
A CENTRAL LOCATION THAT OFFERS
FANTASTIC VIEWS






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