

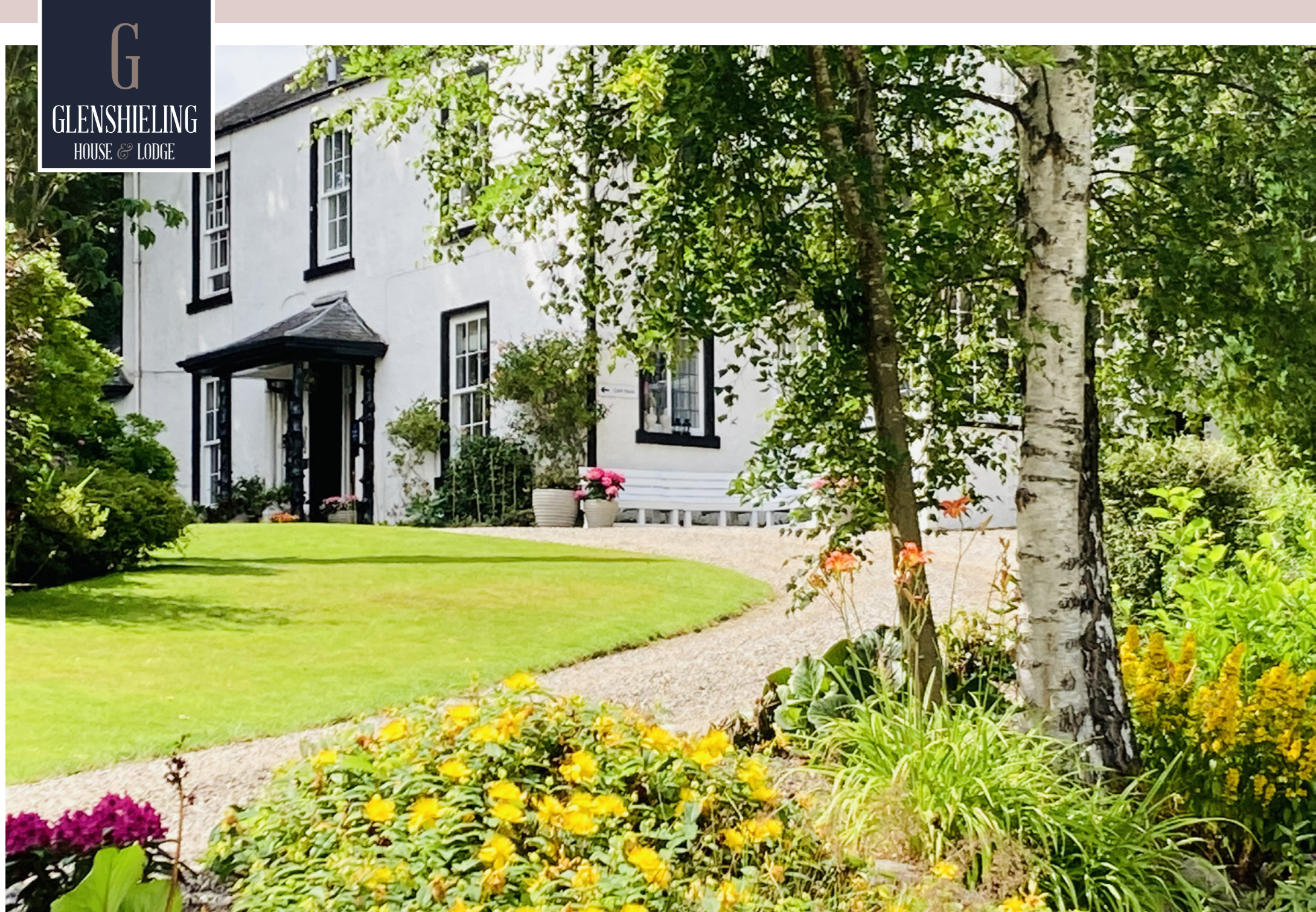
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GLENSHIELING
HOUSE & LODGE

Hatton Road, Rattray,
Blairgowrie, PH10 7HZ




McEwan Fraser Legal
Solicitors & Estate Agents



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GLENSHIELING
HOUSE & LODGE

GLENSHIELING HOUSE & LODGE

McEwan Fraser Legal is delighted to present to the market Glenshieling House and Lodge a popular and thriving boutique hotel and owner's cottage located within three acres of private garden and woodland grounds. With spectacular views of the Perthshire Hills and luxury en-suite bedrooms, it is easy to see why Glenshieling House is so popular. In addition, a detached owner's accommodation is situated within the grounds.

The current owners have lovingly restored and tastefully refurbished the five en-suite bedrooms and the public areas within the hotel. Specialising in small events including; birthdays, anniversaries, engagements and weddings the hotel can sleep up to 12 guests and has a fully licensed bar. Glenshieling House is also available for exclusive hire and has massive potential for growth.

Accommodation comprises, a welcoming entrance hall/reception area which gives access to all downstairs accommodation including a spacious dining room and guest sitting room, well equipped commercial kitchen and utility room and a spacious double guest bedroom. The winding staircase leads to the first floor where you will find a further four en-suite guest bedrooms.





“
LOCATED WITHIN
THREE ACRES OF
PRIVATE GARDEN AND
WOODLAND GROUNDS
”



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HOUSE & LODGE





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A POPULAR AND
THRIVING BOUTIQUE
HOTEL AND
OWNER'S COTTAGE

”





DINING ROOM & BAR





KITCHEN & OFFICE

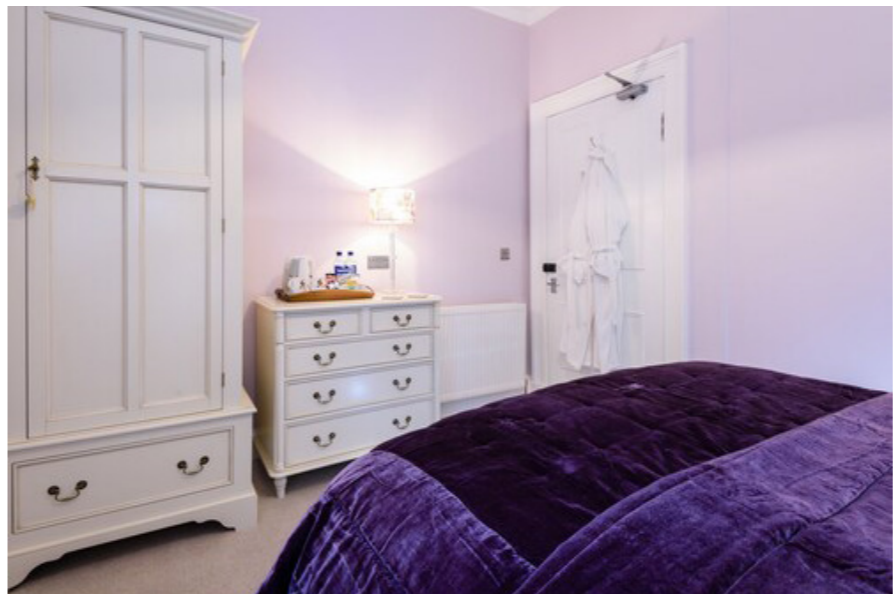




THE BEDROOMS



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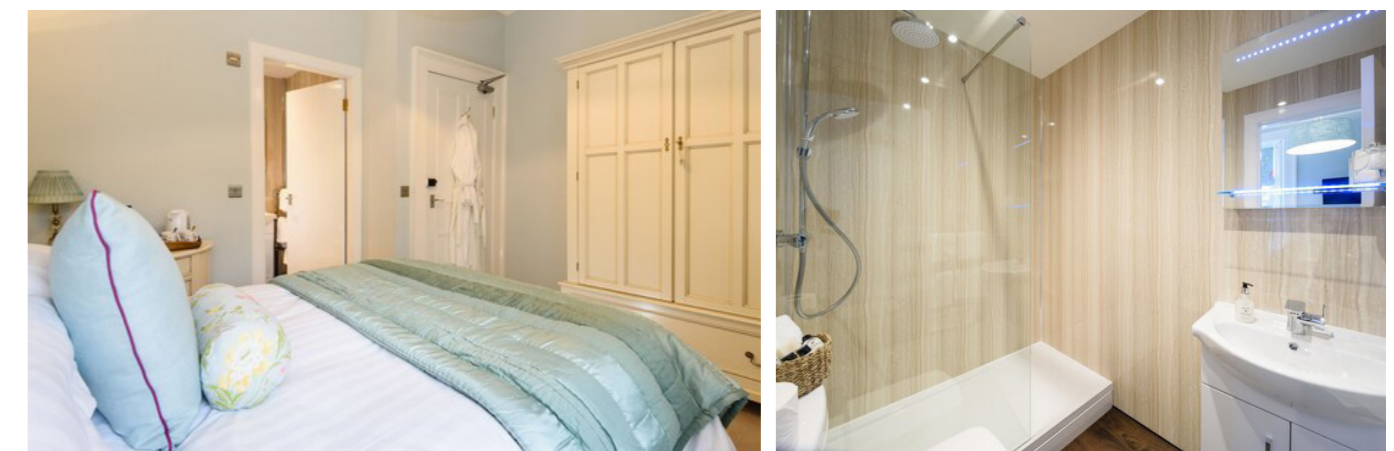




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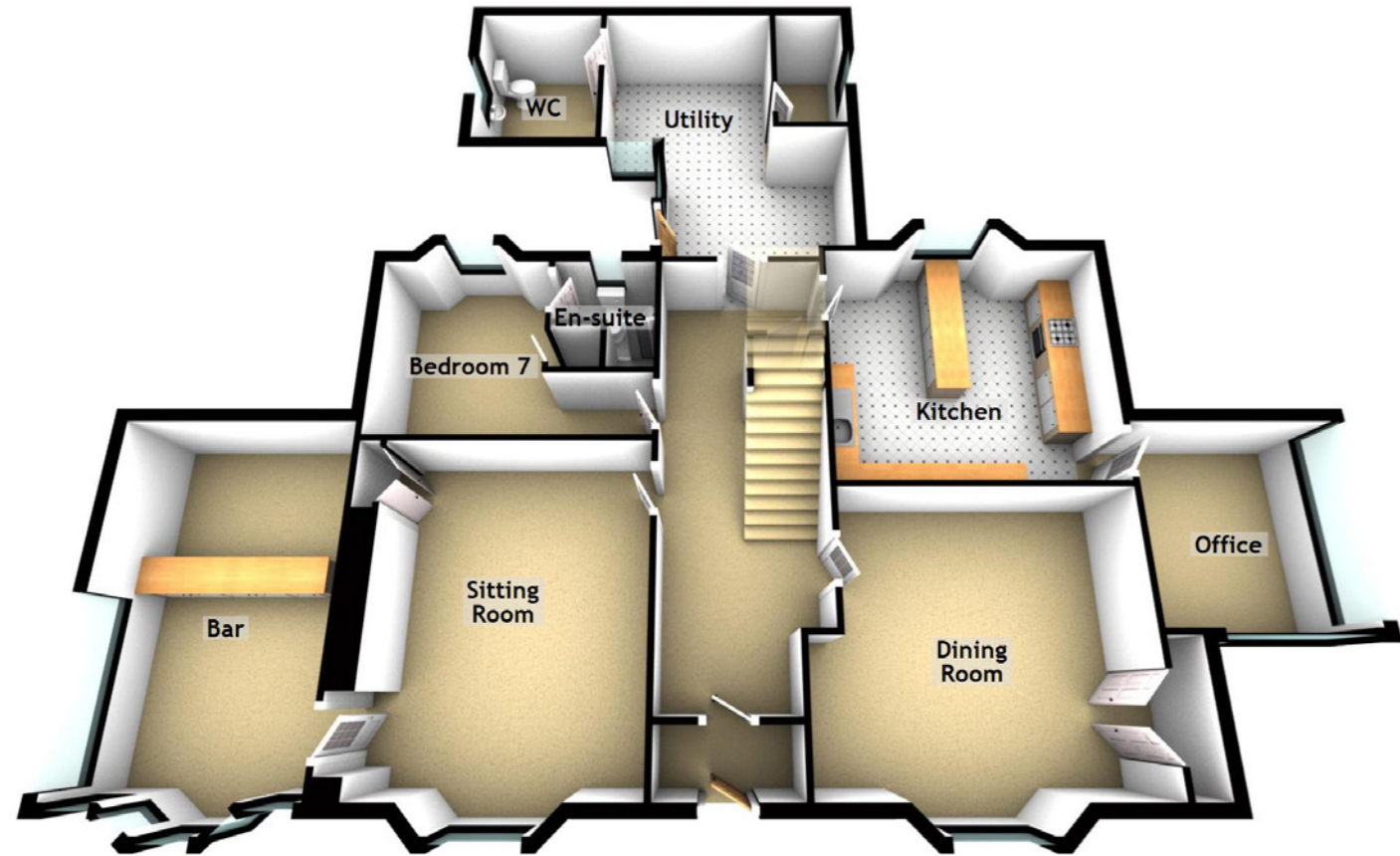




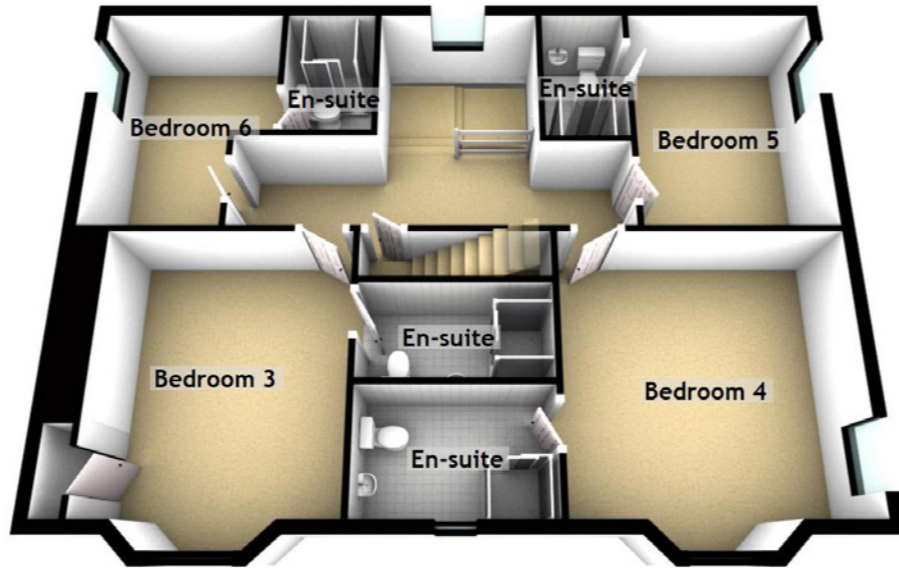
BATHROOM & HALL



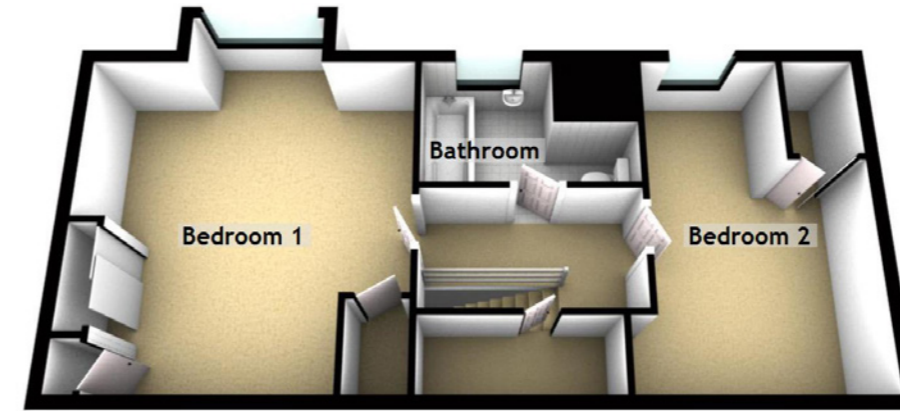
SPECIFICATIONS & DIMENSIONS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE DIMENSIONS
 (TAKEN FROM THE WIDEST POINT)

GROUND FLOOR

Sitting Room	4.90m (16'1") x 4.30m (14'1")
Bar	5.60m (18'4") x 3.40m (11'2")
Dining Room	4.80m (15'9") x 4.60m (15'1")
Kitchen	4.30m (14'1") x 3.80m (12'6")
Office	3.00m (9'10") x 3.00m (9'10")
Utility	4.90m (16'1") x 3.10m (10'2")
WC	2.60m (8'6") x 2.10m (6'11")
Bedroom 7	4.30m (14'1") x 3.20m (10'6")
En-suite	1.80m (5'11") x 1.60m (5'3")

FIRST FLOOR

Bedroom 3	4.10m (13'5") x 4.10m (13'5")
En-suite	2.80m (9'2") x 1.40m (4'7")
Bedroom 4	4.40m (14'5") x 4.20m (13'9")
En-suite	2.80m (9'2") x 1.80m (5'11")
Bedroom 5	3.60m (11'10") x 2.90m (9'6")
En-suite	2.20m (7'3") x 1.30m (4'3")
Bedroom 6	3.70m (12'2") x 2.70m (8'10")
En-suite	2.10m (6'11") x 1.40m (4'7")

SECOND FLOOR

Bedroom 1	4.90m (16'1") x 4.80m (15'9")
Bedroom 2	4.90m (16'1") x 3.50m (11'6")
Bathroom	2.10m (6'11") x 1.90m (6'3")



The owner's accommodation comprises, an open plan lounge and kitchen area, storage space and a staircase leading to the first floor where you will find two double bedrooms and a family bathroom.

This is a unique offering to the market and early viewing is highly recommended.

Services: Mains water, drainage, gas and electricity.

Tenure: Freehold.

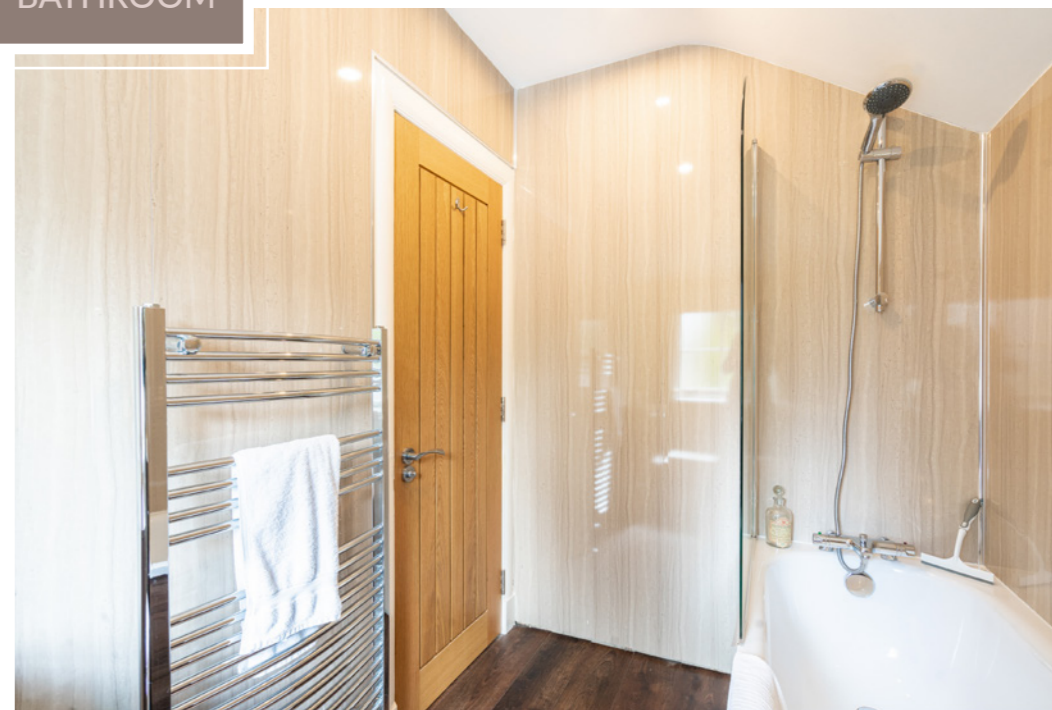


LOUNGE & KITCHEN

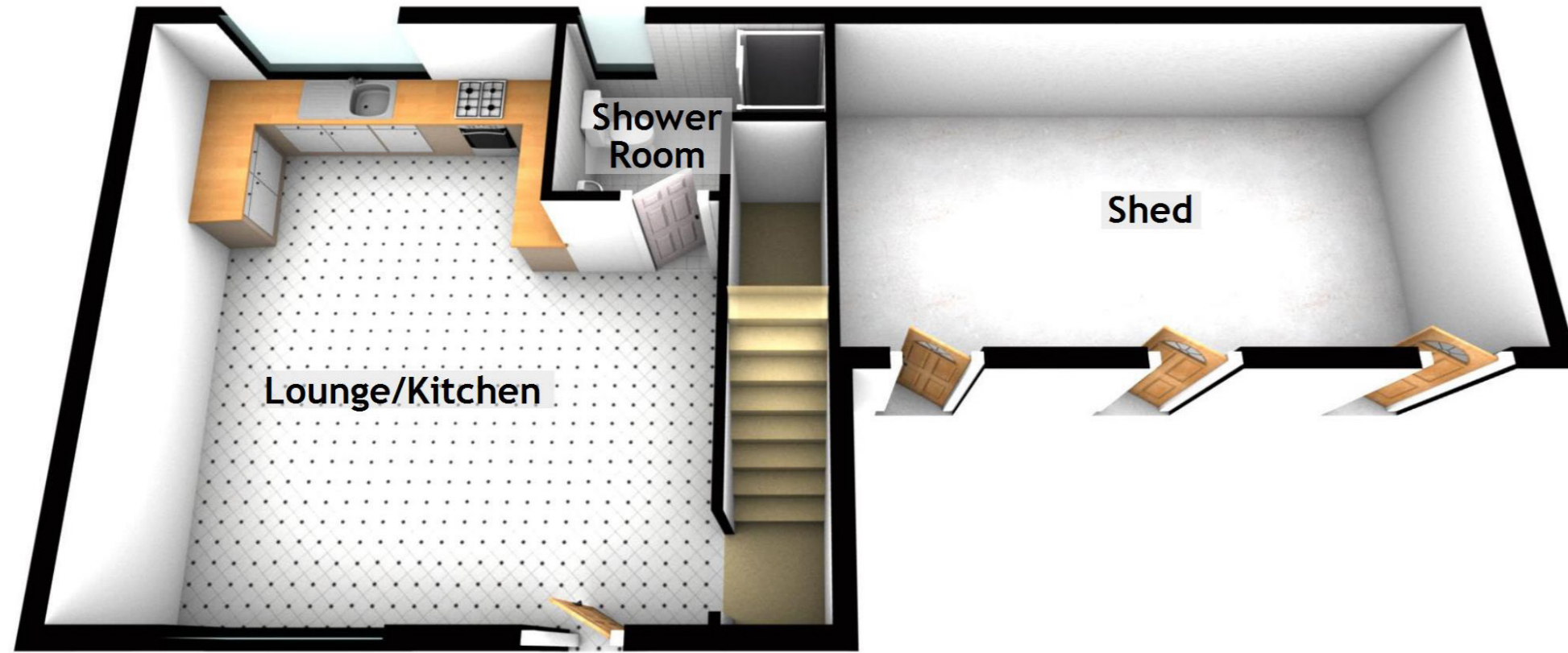




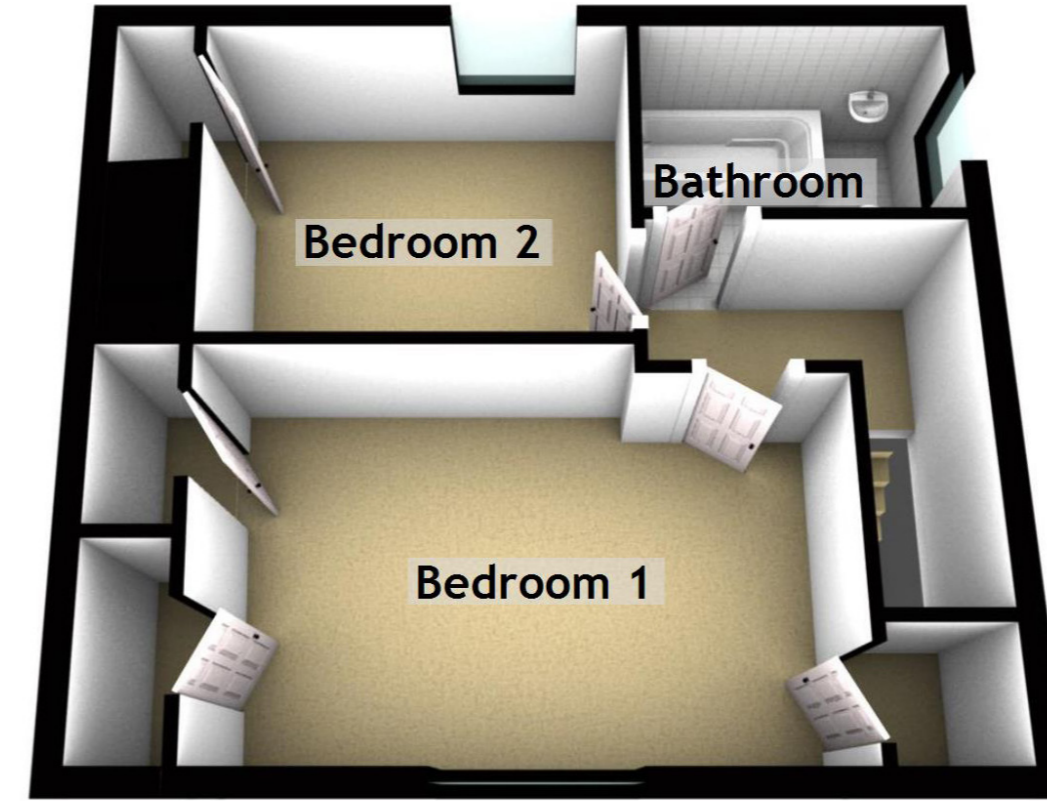
BEDROOMS & BATHROOM



SPECIFICATIONS & DIMENSIONS



GROUND FLOOR



FIRST FLOOR

APPROXIMATE DIMENSIONS
 (TAKEN FROM THE WIDEST POINT)

GROUND FLOOR

Lounge/Kitchen	5.60m (18'4") x 5.20m (17'1")
Shower Room	2.50m (8'2") x 1.80m (5'11")
Shed	6.10m (20') x 3.30m (10'10")

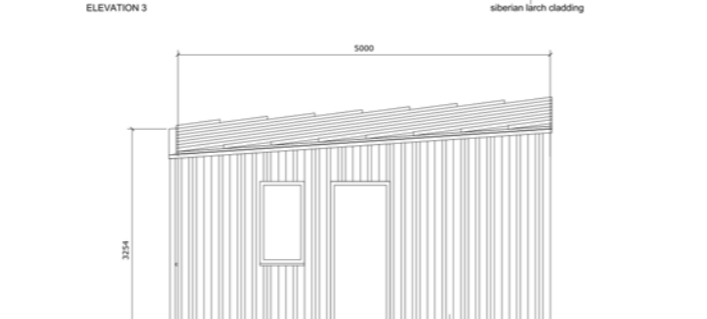
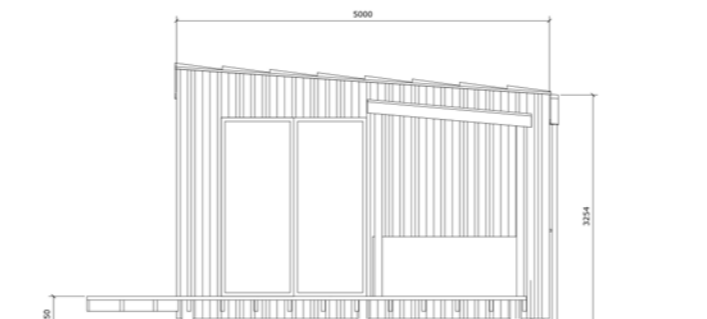
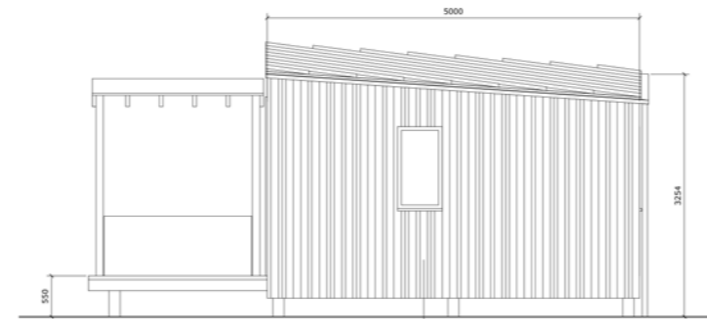
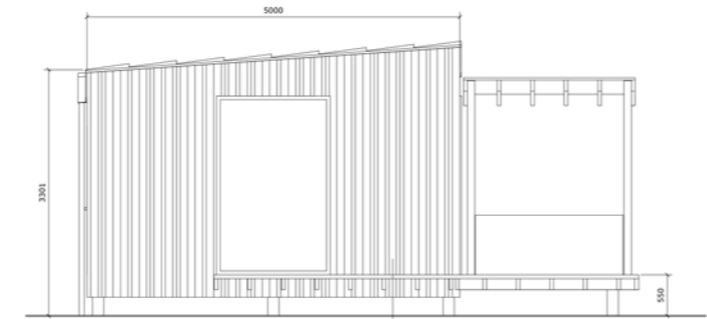
FIRST FLOOR

Bedroom 1	4.20m (13'9") x 3.30m (10'10")
Bedroom 2	4.10m (13'5") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 1.60m (5'3")

HOUSE EXTENSION



CABIN PLANS



THE LOCATION

BLAIRGOWRIE

Glenshieling House and Lodge is situated one mile north of Blairgowrie and enjoys a highly scenic situation in a semi-rural area. The county of Perthshire is well known for its abundance of wildlife with the nearby Loch of the Lowes designated as a wildlife reserve. There are numerous opportunities for walking, climbing and cycling. High-quality shooting, fishing and stalking can all be taken locally.

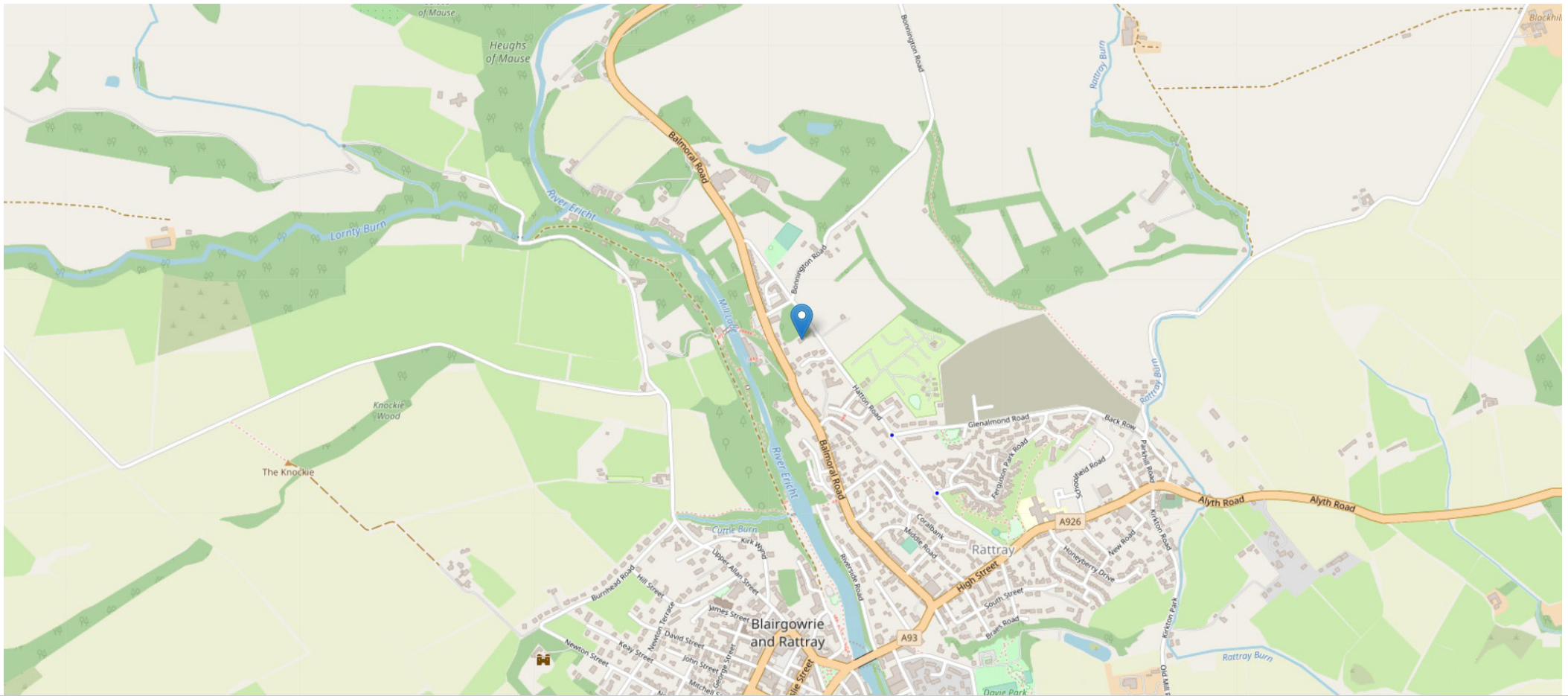
The town of Blairgowrie can be reached in under 5 minutes by car and offers a wide range of services and amenities including primary and secondary schools, banks, supermarkets, hotels, garages and a number of independent retailers. There are a number of opportunities for golfers locally including a course at Dunkeld and the Championship course at Blairgowrie.

The historic village of Dunkeld is a 20 minute car drive to the west and offers a good selection of cafes, restaurants and specialist retailers as well as hosting the historic Dunkeld Cathedral. The City of Perth can be accessed in 30 minutes by car and offers an extensive range of facilities including national retailers, a cinema, concert hall, restaurants and both railway and bus stations.

The City of Dundee lies approximately 20 minutes to the south-east and is a thriving city with 2 universities, a leisure centre, shopping centres and an airport with regular flights to London City. The City of Edinburgh is approximately an hour and 10 minutes by car and provides a range of big city amenities including an international Airport.







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