



**Rosebank  
Guest House**  
All Rooms En-suite  
Tea & Coffee Facilities  
Set TV and Free Wi-Fi  
**01738 621737**

**Rosebank Guest House**  
53 Dunkeld Road, Perth, PH1 5RP  
Offers in the Region of £650,000





# Rosebank Guest House

53 Dunkeld Road, Perth, PH1 5RP

CCL is delighted to bring to market Rosebank Guest House, an immaculate guest house located in a prime location on Dunkeld Road in Perth. Rosebank is situated less than a mile from the centre of Perth, a bustling city popular with tourists in central Scotland. The business offers comfortable accommodation with 10 en-suite letting rooms and substantial 2-bedroom owners' accommodation. The property has been substantially extended by the current owners. This is a turnkey sale offering new owners an excellent opportunity to acquire a thriving business with excellent reputation and enjoy all the benefits of a lifestyle business.

Located a short distance from the city centre of Perth, Rosebank Guest House benefits from its prominent trading location on Dunkeld Road, a main artery into the city. The property is well established with excellent road and public transport networks and offers easy access for Perth city centre, Glasgow, and Edinburgh. Perth is an attractive and bustling city in the heart of Scotland and offers great links to the central belt. The city offers a wide range of services and amenities including shopping, business, and leisure facilities together with multiple primary and secondary schools, a university and health care facilities including a hospital. There are local independent retailers in the city as well as well known retailers and a thriving shopping centre which offers a wide variety of retail and eatery outlets.

Perth is a great city which offers close links to Glasgow and Edinburgh whilst also offering good links to more rural towns such as Gleneagles and Loch Lomond National Park. The city benefits from being along the River Tay meaning you are only a stone throw away from scenic walks and views. Whilst the town is busy and popular, Perth still maintains a historic landscape, meaning the city benefits from modern and timeless entities intertwined. The city has amenities of a characteristic museum and castle, two excellent art galleries and a visitor centre and the stunning Scone Place only two miles away.









#### The Business

Rosebank Guest House is a well-established guest house with an excellent reputation for quality accommodation, food, and attentive service. There are 9 letting rooms currently occupied, consisting of a mixture of twin, family, and double rooms. All are kept in excellent order whilst the breakfast service is freshly prepared and served in a tasteful guest dining room. The prime trading season from Easter through to late October sees the business trade at near full capacity and for the remainder of the year the current owners maintain the property and take a substantial holiday reflecting a lifestyle preference.

The facilities and quality of the rooms ensures that Rosebank Guest House is held in high regard and benefits from repeat trade, this has prompted excellent reviews on sites such as TripAdvisor. This substantial and attractive guest house boasts a warm and friendly atmosphere with excellent customer services, facilities, comforts, and décor.

The Scottish Tourist Board 4-star Rosebank Guest House offers excellent yet affordable accommodation in the heart of the Perth and only a short distance from the city centre. Its central location and excellent reputation for both standard and service ensures that the business maintains high occupancy levels from March until the end of October year on year.

The accommodation is highly recommended and receives excellent online reviews. It possesses an excellent reputation, generating high numbers of forward bookings from return visits and repeat custom. The business benefits greatly from the use of online booking platforms such as Booking.com.

During the summer months the city itself overflows with visitors attracted to the rich variety of places to visit and things to do in the heart of rural Scotland. Travellers from far and wide visit to experience the range of activities on offer. Tourism itself is a key business sector in this vibrant and cultural City which promotes a dynamic economy with a modern infrastructure, strong sense of community and outstanding lifestyle advantages.

#### Financial Information

The business trades beneath the VAT threshold for 7 months of the year. Full financial information will be released after formal viewing has taken place.

#### Price

Offers in the region of £650,000 are sought for the freehold of the property, fixtures, fittings, and goodwill of the business. Stock in trade will be additional at valuation.

#### The Property

Rosebank Guest House is a substantial semi-detached sandstone Victorian villa that has been substantially extended by the current owners. Guests access the property via the main car park and front door which opens into the entrance hall. The main hall is the central focal point of the property which provides access to the other areas. On the ground floor in the original building there are 2 double ensuite letting rooms. One is currently used for personal use but could be let out or used as a lounge area for customers to use. To the right of the hall is a large dining room that provides enough covers for all guests. Stairs leads to the upper floor where there are four bedrooms, two with front aspects both family/twin rooms and two with rear aspects, both

double rooms, all en-suite.

The main hall also provides access to the rear of the property which consists of a substantial modern two storey extension. From the rear hallway a staircase provides access to the rear first floor where there are four large contemporary bedrooms, all en-suite. They consist of two double rooms and two twin rooms. The rooms are exceptionally spacious.

On the ground floor of the extended property is home to the owner's accommodation. This consists of a large modern well-equipped kitchen and adjacent utility room. A bright and comfortable lounge provides access to 2 large double bedrooms and family bathroom. The master bedroom with patio doors to rear garden has a built-in wardrobe area and bathroom. The spare bedroom, which is ensuite, benefits from having an external entrance which could be utilised as an additional letting room if required.

#### External

This property occupies a prominent trading position on Dunkeld Road, the front of the property is tarmacked and provides ample parking for guests. There is a side access to the rear garden and private owner's entrance. There is a large rear garden that has mainly been laid to lawn with some colourful borders and mature shrubs. There is a small and a medium sized shed.

#### Situation

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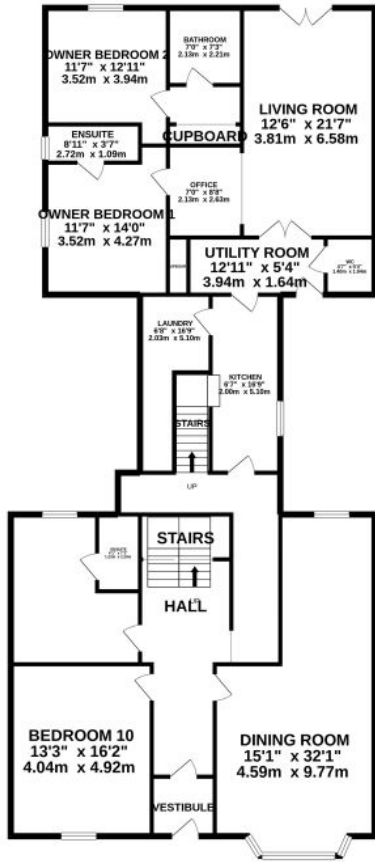
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The hospitality industry remains a high value and sustainable sector in Perth with the city being a popular destination for tourists. Demand for short, weekend and long stay break accommodation is high and Rosebank Guest House is ideally situated to take full advantage and meet that requirement.



GROUND FLOOR  
2167 sq.ft. (201.3 sq.m.) approx.



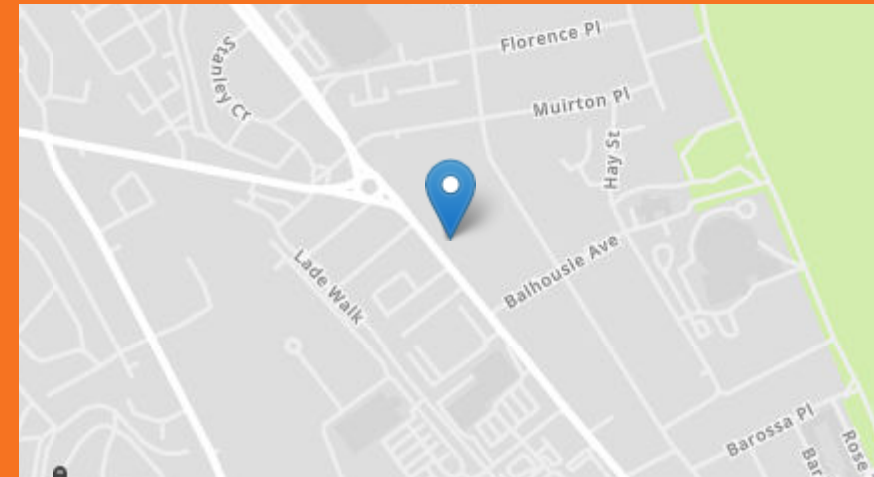
1ST FLOOR  
2212 sq.ft. (205.5 sq.m.) approx.



TOTAL FLOOR AREA: 4378 sq.ft. (406.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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