



**Rosebank  
Guest House**  
All Rooms En Suite  
Free & Self-Service  
Just TV and Free Wi-Fi  
**01738 621737**

Rosebank Guest House | Dunkeld Road | Perth | PH1 5RP

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# Rosebank Guest House, Dunkeld Road, Perth, PH1 5RP

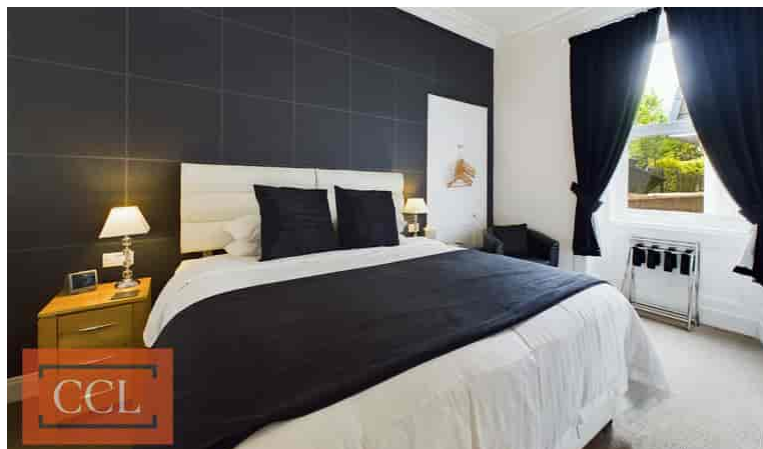
- Prime central trading location
- 10 en-suite letting rooms
- Substantial contemporary owners' accommodation
- Excellent reviews
- Strong trading figures and excellent margins
- Off street parking
- Freehold

## Summary

CCL is pleased to present Rosebank Guest House, an impeccably maintained guest house situated in a prime location on Dunkeld Road in Perth. Rosebank is located less than a mile from the center of Perth, a vibrant 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 significantly extended by the current owners. This is a turnkey sale, providing new owners with an excellent opportunity to acquire a thriving business with an outstanding reputation and enjoy all the benefits of a lifestyle business.

## Situation

Located a short distance from Perth city centre, Rosebank Guest House benefits from its prominent location on Dunkeld Road, a main artery into the city. The property is well established with excellent road and public transport networks, offering easy access to Perth city center, Glasgow, and Edinburgh. Perth is a bustling city in the heart of Scotland with great links to the central belt. It offers a wide range of services and amenities, including shopping, business, and leisure facilities, multiple schools, a university, and healthcare facilities. The city has local independent retailers, well-known retailers, and a thriving shopping centre with various retail and eatery outlets. Perth offers close links to Glasgow and Edinburgh and good connections to rural towns like Gleneagles and Loch Lomond National Park. The city, along the River Tay, provides scenic walks and views. Perth maintains a historic landscape with modern amenities, including a museum, castle, two art galleries, a visitor centre, and the stunning Scone Palace nearby.





## 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.



## 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.

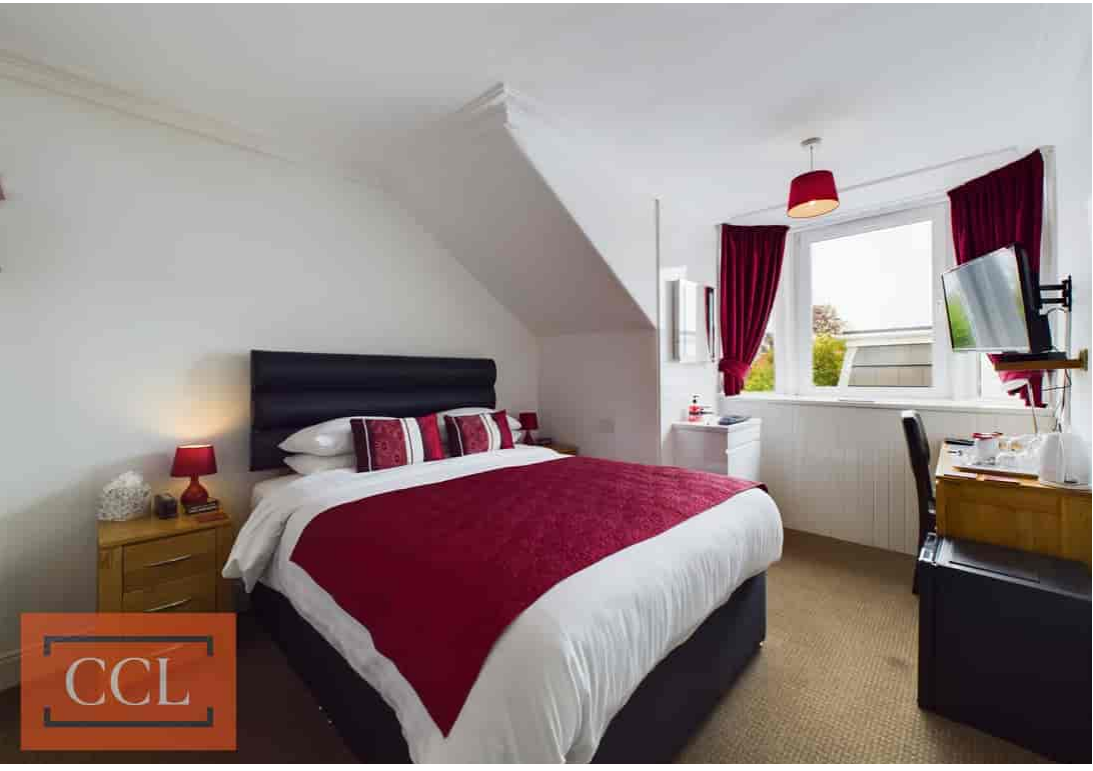
On the ground floor of the extended property is home to the owner's accommodation. This consists of a large modern well-equipped kitchen and adjacent utility room. A bright and comfortable lounge provides access to 2 large double bedrooms and family bathroom. The master bedroom with patio doors to rear 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.



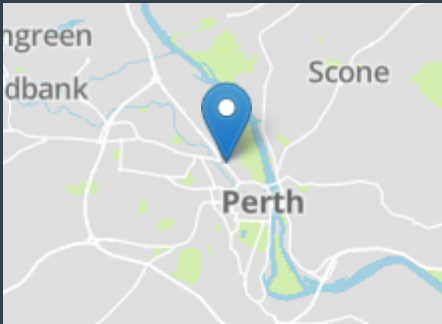
## External

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.









### Inventory

An inventory will be prepared including all items of a personal nature that will be excluded from the sale.

### Tenure

Scottish equivalent of freehold

### Services

Mains gas, electricity, water and drainage

### Trading 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.



Approximate total area<sup>1)</sup>  
395.78 m<sup>2</sup>

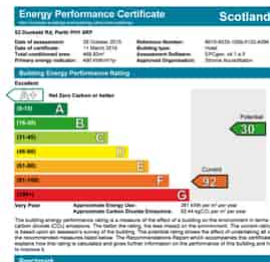
Reduced headroom  
0.82 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.