

FOR SALE

Highly regarded 4-star Guest House in the heart of Pitlochry

 **GRAHAM
SIBBALD**



Craigroyston House & Lodge

2 Lower Oakfield, Pitlochry, Perthshire, PH16 5HQ

Offers Over £1,100,000

Find out more at www.g-s.co.uk

- **8 En-suite letting bedrooms over three floors, including 1 with a luxury four-poster bed**
- **Substantial 3 bedroom owner's accommodation with private courtyard**
- **Separate 2 bedroom self-catering cottage ("The Lodge") providing a valuable second income stream**
- **Tiered mature garden grounds extending to approximately 0.49 acres, with private parking for circa 9 vehicles**
- **Elevated position with views to the surrounding hills and forest, a short walk from the town centre**
- **"Taste Our Best" VisitScotland award and TripAdvisor Travellers' Choice Award winner**



INTRODUCTION

Craigroyston House presents a superb opportunity to acquire a well-established and highly regarded Guest House business in the heart of Pitlochry, one of Scotland's most popular and enduring tourist towns. Situated approximately 25 miles north of Perth, adjacent to the A9 trunk road and with a railway station within a mile, Pitlochry is the natural base for exploring Highland Perthshire. The town enjoys genuine year-round visitor demand, driven by attractions including Pitlochry Festival Theatre, the Enchanted Forest, the Pitlochry Dam and salmon ladder, nearby whisky distilleries, golf, fishing and an extensive network of walking and cycling routes.

The property is a traditional stone-built Victorian villa dating from the 1800s, quietly situated within tiered mature garden grounds extending to approximately 0.49 acres. The subjects occupy an elevated position with views over to the hills and forest opposite, within the Pitlochry Conservation Area and just a short, gentle walk from the amenities of the town centre. There is private car parking for approximately 9 vehicles, together with timber outbuildings including a secure bicycle store.

The business trades as a 4-star Guest House (VisitScotland) with an outstanding reputation, holding a "Taste Our Best" VisitScotland award for its breakfast provision and a TripAdvisor Travellers' Choice Award with consistently superb guest reviews. The letting accommodation comprises eight individually designed en-suite bedrooms arranged over three floors, offering a flexible mix of double, twin and family rooms, one featuring a luxury four-poster bed. All rooms are equipped with TV, hospitality tray and free Wi-Fi. Guests also enjoy a comfortable residents' lounge with feature fireplace and a charming breakfast room with adjoining conservatory seating area.

The substantial owner's accommodation is a key feature of the sale. Linked to the main house and arranged over two floors with its own private courtyard, it comprises an open plan farmhouse-style

kitchen/dining room with lounge area, office, and three bedrooms including a master with en-suite bathroom. Owner's accommodation of this quality is rarely available and would also offer scope, subject to consents, for conversion to additional letting accommodation if not required.

The Lodge provides a valuable additional income stream. This detached, traditional stone-built self-catering cottage sits within the grounds and sleeps four comfortably across two first floor bedrooms (a double and a twin) with en-suite shower facilities, together with an open plan kitchen/dining area and lounge at ground level. The Lodge has its own private parking separate from the main hotel. The Lodge trades year-round and operates under a Short-Term Let Licence.

Overall, Craigroyston House represents an excellent turnkey opportunity for an owner-operator seeking an established lifestyle business with proven trading foundations, exceptional guest accommodation and clear scope to drive revenue further through extended trading periods and active management of rates and occupancy. The business only trades at an availability rate of 40%, so there is significant scope to increase sales by simply letting the market book more rooms.

ACCOMMODATION SUMMARY

Public Areas

- Residents' lounge with feature fireplace
- Breakfast room with adjoining conservatory seating area

Letting Bedrooms

- 8 en-suite letting bedrooms over three floors — a mix of double, twin and family rooms (1 with a four-poster bed)

The Lodge

- Detached 2 bedroom self-catering cottage (sleeps 4) with open plan kitchen/dining area, lounge and own private car-park

Service Areas

- Newly installed kitchen
- Laundry room and staff WC

Outside

- Tiered mature garden grounds (site approx. 0.49 acres)
- Private car parking for approx. 9 vehicle
- Timber outbuildings including secure bicycle store

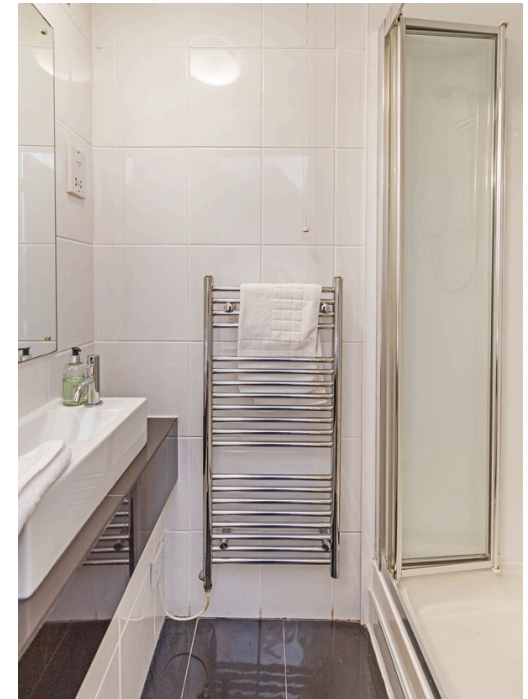
LICENCE

The Main property operates under Short-Term Let Licence No: PK11974F

The Lodge operates under its own separate Short-Term Let License No: PK11973F







SERVICES

Mains gas, electricity, water and drainage. Heating is provided via a gas fired central heating system, with a separate electric system serving The Lodge. UPVC double glazed windows throughout. Wi-Fi is available throughout the house and The Lodge.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be available upon request.

TRADE

Accounts for the business will be shown to seriously interested parties.

TENURE

Heritable (Freehold) Interest of the Property.

RATEABLE VALUE

Craigroyston House & Lodge - Rateable Value - £13,600 (01/04/2026)

Self-catering unit — £4,600 (01/04/2026)

EXCLUSIONS

Personal effects of the vendor.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.





PRICE

Offers over £1,100,000 are invited for the **freehold interest** in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff. This is a confidential, off-market sale.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



To arrange a viewing please contact:



KATIE TAIT

Associate - Hotel + Leisure
Katie.tait@g-s.co.uk
07500 423 941



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **SEPTEMBER 2026**

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