

Established Guest House For Sale

Dunallan, 10 Pitcullen Crescent, Perth, PH2 7HT

A unique opportunity to acquire an established 8 bed guest house with 2 bed owners accommodation

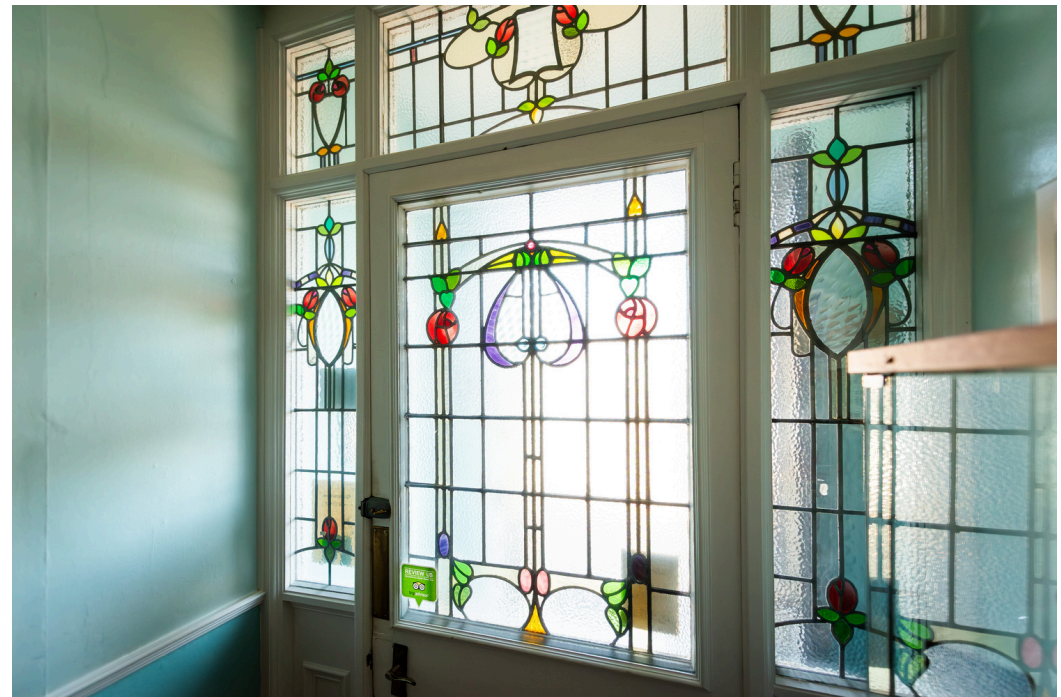


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Executive Summary

- **Location:** Predominantly residential area, Pitcullen Terrace (A94), a short distance north of Perth city centre.
- **Guesthouse Accommodation:** 2 ensuite bedrooms at ground floor, 6 further first floor bedrooms
- **Owner's Accommodation:** Self contained apartment to the rear of the property at ground floor level, 2 ensuite bedrooms, lounge and kitchen.
- **External:** Private car park to front, rear private garden, side courtyard
- **Guide Price: Offers over £330,000**
- **Opportunity:** Heritable (Freehold) sale.



Location

Dunallan Guesthouse is situated on Pitcullen Crescent, forming part of the A94, a short distance north east of Perth city centre.

Dunallan Guesthouse MAP

The surrounding area is predominantly residential in nature with the street also including a number of similar guest house accommodation businesses.

Perth city centre includes all of the usual expected amenities and services, with the surrounding area popular with golfers, walkers, cyclists and anglers with Perth being situated on the River Tay.

Drive times:

Inverness	2 hours 15 mins
Edinburgh	1 hour 20 mins
Glasgow	1 hour
Stirling	40 mins



Property Overview

This substantial property on Pitcullen Crescent, currently operating as a guest house, offers excellent potential for continued use as a guesthouse or alternatively to be converted into a spacious family home.

Ground Floor:

- Bay-windowed large ensuite letting bedroom
- Double bedroom with en suite
- Large dining room with access to side garden

Owner's/Private accommodation (ground floor)

- Modern kitchen with generous counter space
- Rear sitting room with direct garden access
- Two further en suite bedrooms
- External laundry room (could be repurposed as utility room)
- Large garage and multi-car driveway

First Floor:

- Bay-windowed master bedroom with en suite
- Five additional letting bedrooms, all en suite
- Extra shower room off the hallway

Exterior:

- The rear garden faces north-west and offers a private, low-maintenance outdoor area.



Letting Bedrooms

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Guest Lounge

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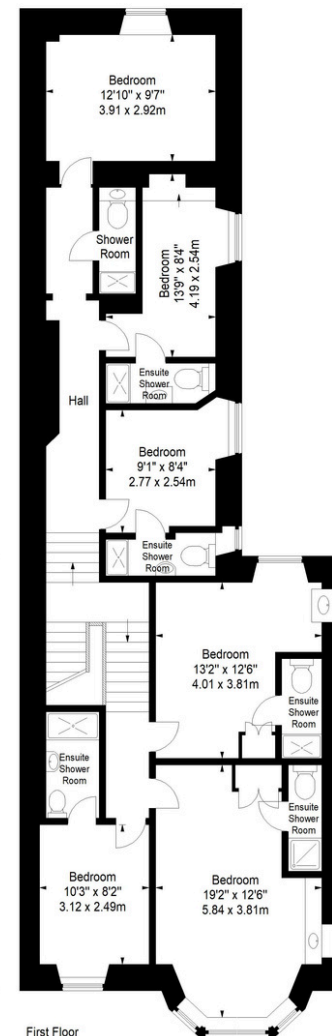


Floor Plans

Pitculen Crescent,
Perth,
Perth and Kinross, PH2 7HT



Approx. Gross Internal Area
3029 Sq Ft - 281.39 Sq M
Garage & Laundry
Approx. Gross Internal Area
348 Sq Ft - 32.33 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Private owner's accommodation

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Private gardens, side yard and garage

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FURTHER INFORMATION

Services:

The property has main supplies of water, gas and electricity.

Tenure:

Heritable (Freehold)

The Business:

Currently trading as a guesthouse on a year round basis, good mix of leisure and corporate trade.

Rateable Value:

Property £10,900 (Commercial apportionment £8,300 Residential apportionment £2,600) (2023)

Guide Price:

Offers over £330,000

Joint agency:

Our joint agents are Cox & Co who are marketing on a residential basis [COX & CO BROCHURE](#)

EPC:

EPC rating

Finance:

We are in regular contact with specialist finance brokers in the sector and would be happy to refer a purchaser to the appropriate contacts

GET IN TOUCH

Drysdale and Company
Argyll Court
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For enquiries and viewing appointments, please contact:



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AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

Drysdale & Company specialise in the hospitality property market

Looking for guidance with selling or buying in the sector?

Get in contact with Drysdale and Company today

www.drysdaleandcompany.com