







- Prestigious Victorian villa with stunning views
- Highly profitable and well-established B&B business
- Five letting rooms plus two self-contained annexes
- Spacious two-bedroom owner's accommodation
- Superb guest reviews and loyal repeat trade
- Landscaped gardens with ample private parking
- Prime location close to Pitlochry town centre
- Lifestyle business with excellent growth potential

Description

Extending to approximately 307m², Ardvane Bed and Breakfast is an elegant late Victorian villa occupying an elevated position with magnificent south-facing views across the Tummel Valley. Ideally located just a short walk from the centre of Pitlochry, the property combines a peaceful setting with easy access to the town's excellent amenities and visitor attractions.

The property is presented to a high standard throughout and currently operates as a successful bed and breakfast, offering an excellent balance of guest accommodation and private owner's living.

The business comprises five well-appointed letting bedrooms within the main house, complemented by two self-contained one-bedroom annexes on the ground floor, each providing comfortable guest accommodation with its own bedroom and shower room.

The spacious two-bedroom owners' accommodation provides generous private living space, including attractive reception rooms, a well-equipped kitchen with breakfast area, utility room, bathroom and cloakroom, making it ideal for year-round family living while operating the business.

With its flexible layout, substantial accommodation and prime location in one of Scotland's premier tourist destinations, Ardvane offers an outstanding lifestyle business with excellent trading history and scope for a variety of hospitality or residential uses, subject to any necessary consents.





Trade

Ardvane Bed and Breakfast is a highly profitable, well-established hospitality business with an excellent reputation and a loyal base of repeat guests. Currently operated on a seasonal basis from April to October, the business generates an annual turnover in the region of £120,000–£140,000, with strong profit margins of approximately 50%. It is run primarily by a single owner, supported by around 10 hours of assistance per week, demonstrating an efficient and easily manageable operating model.

Trading above the VAT threshold, the business also offers excellent potential to increase turnover further through extending the operating season, increasing occupancy levels, or introducing additional guest services.

The business consistently receives outstanding guest reviews, with ratings of 9.2 ("Superb") on Booking.com and 4.8 ("Excellent") on TripAdvisor, together with a Pass under the Food Hygiene Information Scheme, reflecting the exceptional standards of accommodation, hospitality and customer care.

A particular highlight of the guest experience is the freshly prepared breakfast, cooked to order using high-quality, locally sourced ingredients wherever possible. Widely praised by guests as an integral part of their stay, the breakfast offering further enhances Ardvane's excellent reputation and contributes significantly to its high level of repeat business.

Staff

The business is owner-operated with assistance from family members as required, allowing for an efficient and flexible operation with low staffing overheads.

Reason For Sale

The property is offered for sale as the owner is relocating to be closer to family.



Location

Pitlochry is one of Scotland's most sought-after tourist destinations, renowned for its stunning Highland scenery, vibrant community and year-round visitor appeal. Situated in the heart of Perthshire, the town offers an excellent range of independent shops, cafés, restaurants and visitor attractions, including the famous Pitlochry Festival Theatre, Blair Athol Distillery and the nearby Queen's View.

The area attracts a steady flow of domestic and international visitors throughout the year, with outdoor pursuits such as walking, cycling, fishing, golf and skiing all within easy reach.

Excellent road and rail connections via the A9 and Pitlochry railway station provide convenient access to Perth, Inverness, Edinburgh and Glasgow, making the town an ideal base for both leisure and business travellers.

Ardvane enjoys an elevated position just a short walk from the town centre, offering guests the perfect combination of peaceful surroundings and convenient access to all local amenities and attractions.

The Property

Dating from around 1900, the property has been thoughtfully extended over the years to create spacious and versatile accommodation while retaining much of its original character.

Constructed primarily of traditional solid stone, the original building is complemented by later timber-frame extensions with rendered block external walls. The property is finished with a combination of pitched slate roofs and modern flat roofs with single-ply membrane coverings.





The accommodation benefits from uPVC double-glazed windows throughout, together with a composite rear door, uPVC front entrance door and French doors opening from the living room onto the garden, allowing an abundance of natural light. A small skylight window provides additional daylight to the landing.

The property occupies an attractive elevated plot with generous surrounding gardens and ample off-street parking. The front garden has been landscaped over a series of terraces incorporating patios and timber decking, creating excellent outdoor seating areas to enjoy the setting. Attractive stone, block and decorative retaining walls complement the gardens, while the boundaries are enclosed by a combination of timber fencing and traditional stone walling.

Public Areas

Guests are welcomed via an attractive entrance vestibule and reception area, creating an inviting first impression. Beyond, the bright and spacious sunroom enjoys breathtaking panoramic views through full-height picture windows and is furnished with freestanding tables and chairs, providing the perfect setting for guests to relax and enjoy breakfast while taking in the surrounding scenery.

The adjoining guest lounge offers a comfortable and welcoming space with soft seating, ideal for relaxing, reading or socialising. A coffee machine, kettle and breakfast station provide added convenience, making this an excellent communal area for guests to unwind throughout their stay.



Letting Accommodation

All five guest letting bedrooms are located on the first floor and are presented to a high standard, providing comfortable accommodation for a wide range of guests.

Each room benefits from fast complimentary Wi-Fi, a television and tea and coffee making facilities. Guests also enjoy complimentary barista-quality coffee, tea and cold drinks, available 24 hours a day in the breakfast lounge.

The accommodation comprises:

Room	Accommodation	Facilities
Room 1	Double Bedroom	En-suite shower room
Room 2	Standard Single Room	Shared bathroom
Room 3	Twin Bedroom	En-suite shower room
Room 4	Standard Single Room	Shared bathroom
Room 5	Double Bedroom	En-suite shower room

The varied room configuration enables the business to accommodate solo travellers, couples and friends, helping to maximise occupancy throughout the trading season



Self-Catering Annexes

The property also benefits from two comfortable self-catering annexes, each with its own private external entrance, providing flexible guest accommodation and an additional income stream.

The Front Annex comprises a double bedroom with a seating area and an en-suite shower room.

The Rear Annex offers a spacious king-size bedroom with a seating area and an en-suite shower room.

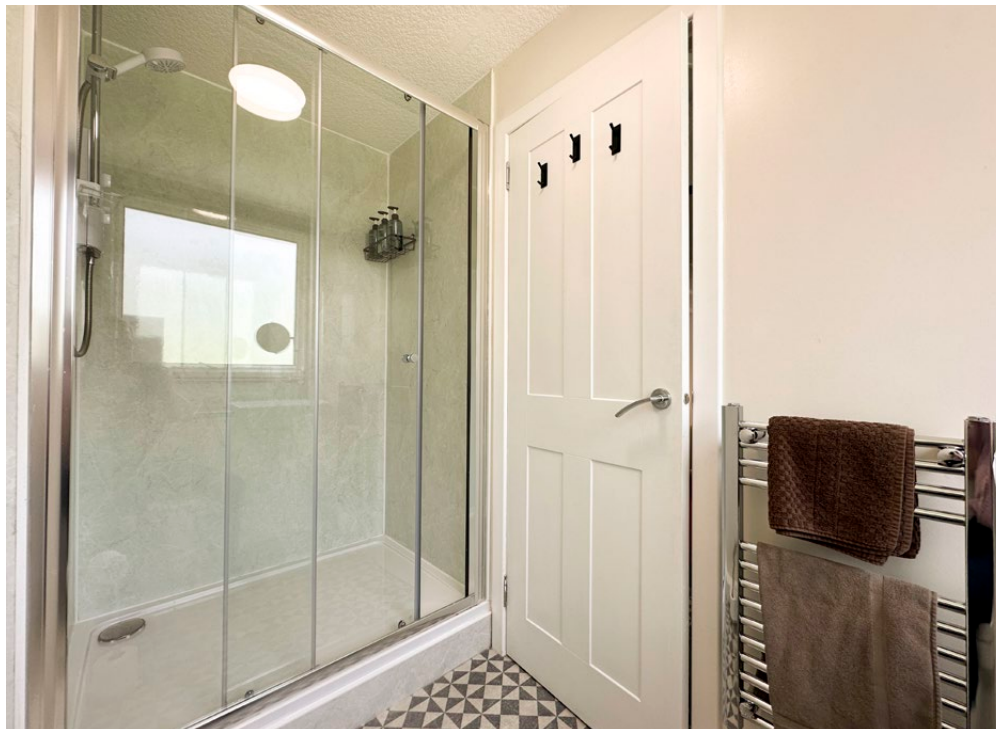
Both annexes are attractively presented and provide guests with privacy and independence.

Owner's Accommodation

The spacious owner's accommodation is arranged over two floors and provides comfortable private living, ideally separated from the guest accommodation.

The ground floor comprises a welcoming entrance hallway with a WC and family bathroom, a comfortable living room, and a generous open-plan breakfast kitchen and dining room, which also serves as the guest breakfast area.

A staircase leads to the first floor, where there are two well-proportioned double bedrooms, one benefiting from en-suite facilities, together with an additional WC. The accommodation provides an excellent balance of private living space while remaining perfectly suited to the day-to-day operation of the business.



Grounds

Ardvane Bed and Breakfast occupies an attractive elevated site with beautifully maintained gardens and ample private off-street parking for guests and owners.

The front gardens have been thoughtfully landscaped across a series of terraces, incorporating a patio and timber decking that provide delightful outdoor seating areas to enjoy the property's sunny aspect and views over the Tummel Valley. Attractive stone, block and decorative retaining walls enhance the landscaping, while the boundaries are enclosed by a combination of traditional stone walling and timber fencing, creating a private and welcoming setting.

Services

The property benefits from mains electricity, water, drainage and gas, together with superfast broadband. Heating is provided by a gas-fired central heating system with a modern wall-mounted condensing boiler serving radiators throughout the property. Domestic hot water is supplied by the central heating system and supplemented by an electric immersion heater.

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

Short Term Letting Licence

The property benefits from a Short-Term Letting Licence for Home Sharing, permitting the operation of five letting units with a maximum occupancy of nine guests. Licence Reference: PK48088T.

EPC Rating

The EPC rating for Ardvane is C (78), reference 9879-1005-1205-8526-0200.

Title Number

The title number for Ardvane is PTH54264.

Rates / Council Tax

The guest house has a rateable value of £12,600 (£12,600 non-residential with £3,200 residential apportionment) as of April 2026, property reference number 525039 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

Website

<https://www.pitlochryguesthouse.co.uk/>

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A Guide Price of £720,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is ///cadet.buzzer.disposal

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road,
Inverness, IV3 5NR

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

