



## Glenshee Glamping, Glenshee

Blacklunans, Blairgowrie

Guide Price **£899,950**

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Blacklunans, Blairgowrie

If you are looking for a perfect lifestyle business, Glenshee Glamping offers a wonderful opportunity to own a very profitable established glamping business in the heart of Scotland's Cairngorms National Park. Glenshee Glamping operates throughout the year, and sits within 10 acres, offering self-catering accommodation in wooden pods, shepherd huts, bell tents, and other unique accommodation. The current owners have set their business apart by offering guests fully insulated wooden glamping pods; a smart contemporary shower block; a fully fitted bothy which provides kitchen facilities and a communal dining area; wood fired hot tubs; a brand-new natural play area for children; and outdoor activities for the whole family, plus a host of animals to keep the children amused for hours. Ten glamping units comprising of six insulated pods with electricity, two shepherd's huts, one converted railway goods wagon and howff bunkhouse sleeping up to ten people. There is a modern contemporary shower block housing five individual bathrooms.

Tenure: Freehold





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Glenshee has been a very successful glamping business for many years. Although it is currently run as viable, profitable and award winning business, the ten acre site offers huge potential for expansion and is ideal for owner operators to live on site and self run the business or retain the existing experienced management team.

Location :-

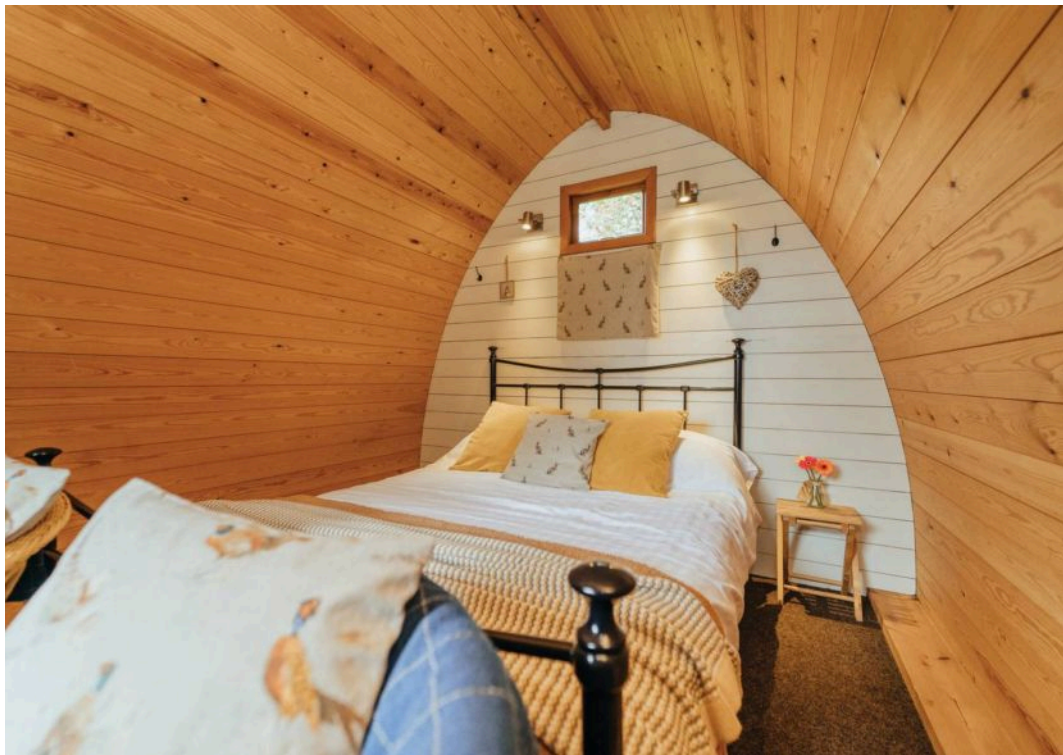
Glenshee Glamping is located within the small settlement of Blacklunans at the Southern foot of Mount Blair on the Black Water. Glenshee Ski Centre, the largest ski resort in Scotland, is fourteen miles away, and Perth lies thirty miles to the south of the site. This area of Perthshire is perfect for lovers of the great outdoors with mountain biking, stalking, hill walking, fishing and shooting all available locally. It is an ideal base if wishing to tour Scotland with Glamis Castle, Scone Palace, Pitlochry and all the major cities within a two hour drive.













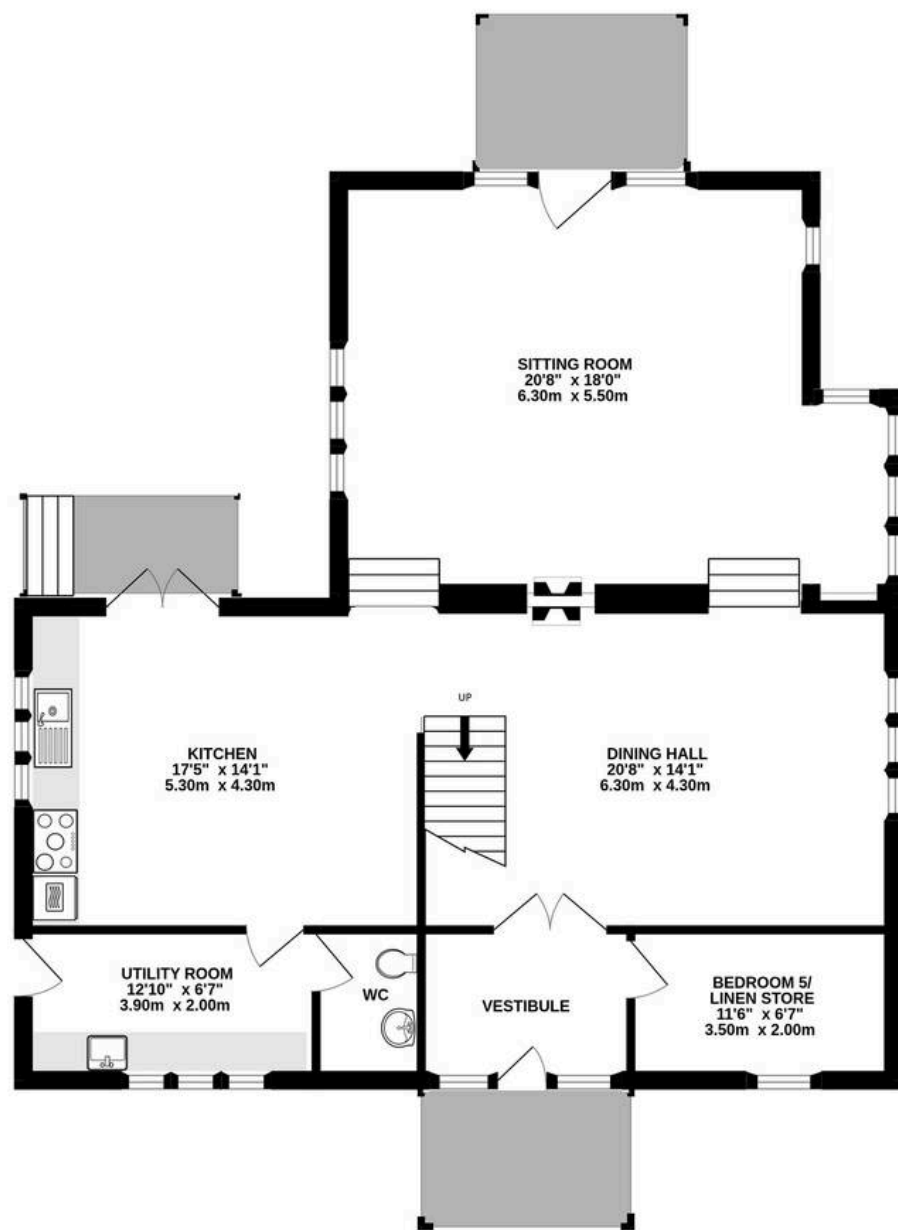




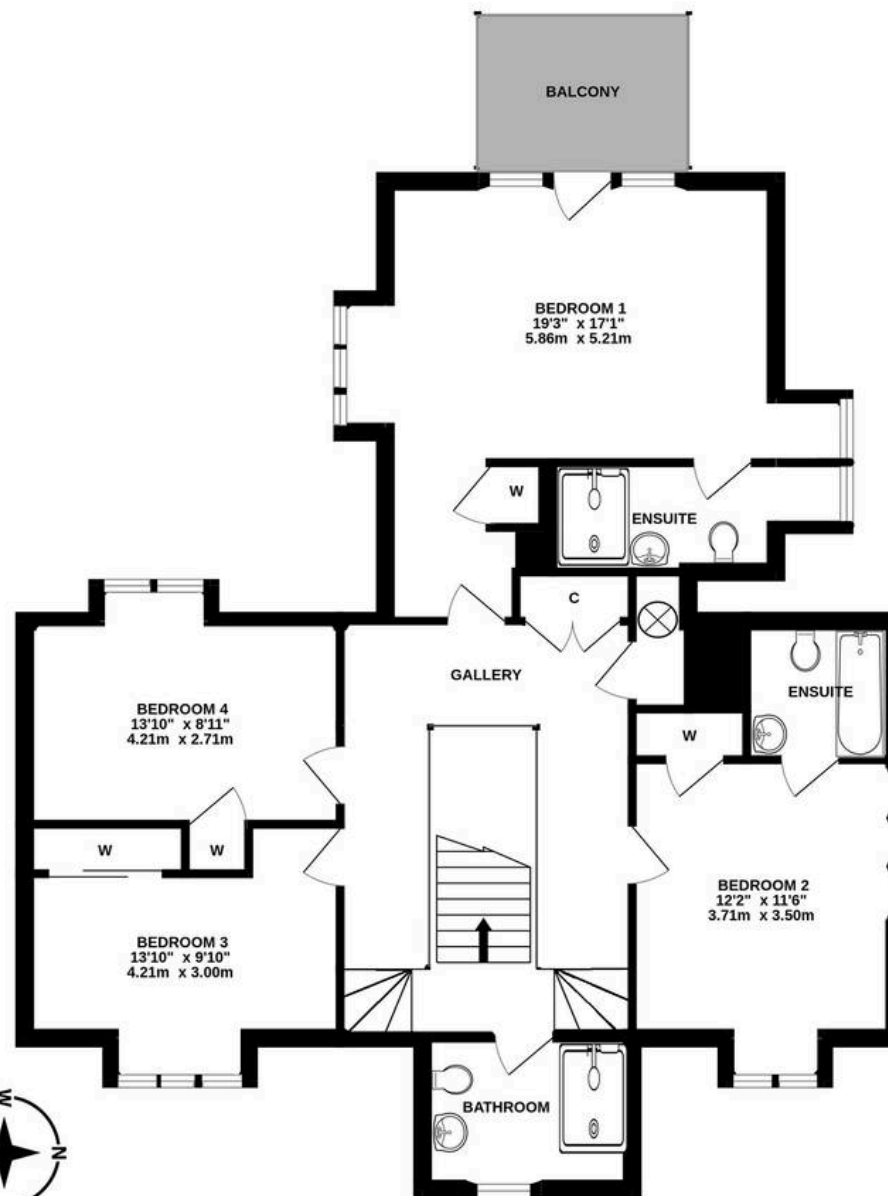




GROUND FLOOR  
1188 sq.ft. (110.4 sq.m.) approx.



1ST FLOOR  
1120 sq.ft. (104.0 sq.m.) approx.

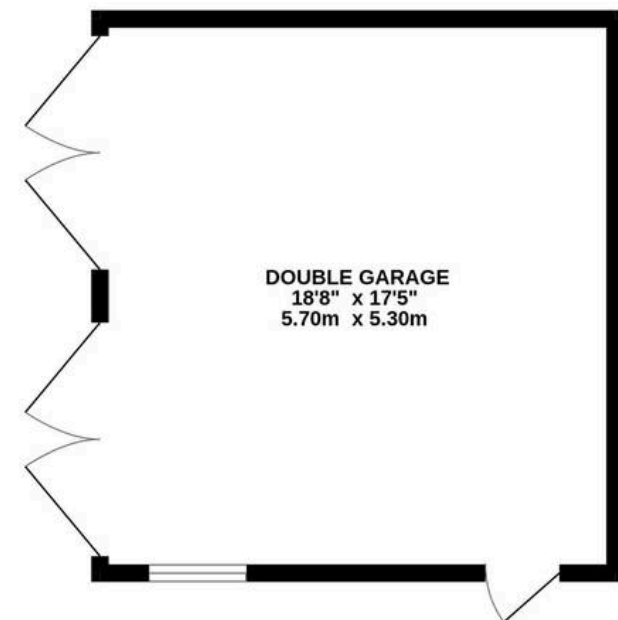
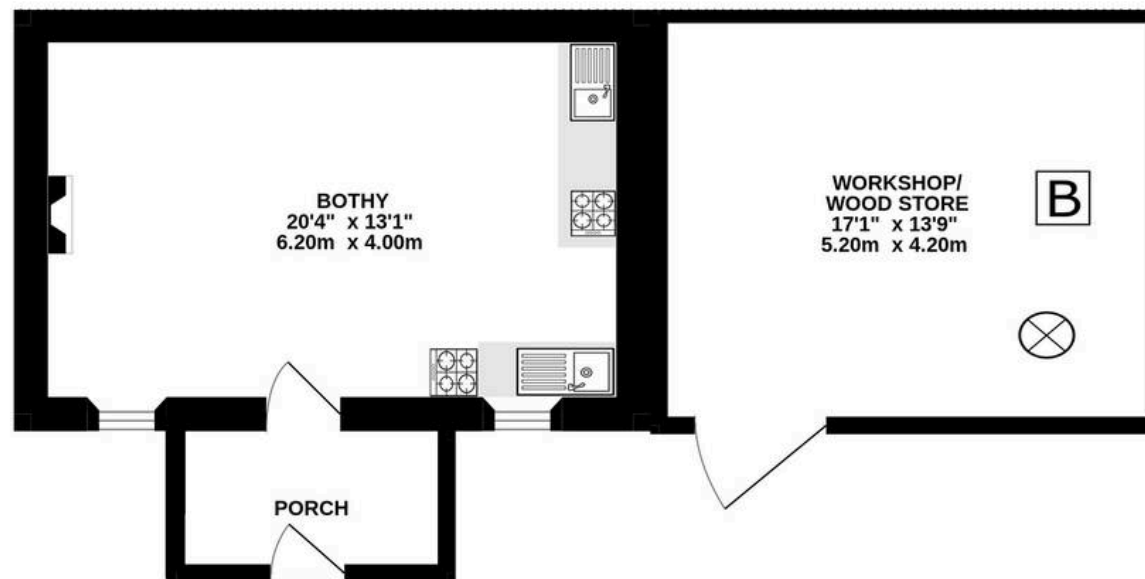


TOTAL FLOOR AREA : 2308 sq.ft. (214.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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**TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.**

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