

THE RED HOUSE



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

HOTEL, STATION ROAD







McEwan Fraser Legal are delighted to bring to the market The Red House Hotel, a thriving and diverse business with excellent turnover and potential. With 20 bedrooms of all sizes, a sports complex and an extensive function room, the Hotel and grounds occupy a central location that offers fantastic views and creates a haven for hikers and walkers. Located at the heart of the home of Golf, the Hotel is within a thirty-mile journey of iconic courses at St. Andrews, Carnoustie and Gleneagles. The business also enjoys the company of many regular shooting and fishing parties, and holds a 4-star TripAdvisor rating.

## Reason for sale

A long-established hospitality business offering a wedding and conference venue and with a strong reputation for golf breaks, this thriving business has been owned and operated by the same family for 40 years and is being offered to the market due to the retirement of two of the partners.





A LONG-ESTABLISHED HOSPITALITY BUSINESS  
OFFERING A WEDDING AND CONFERENCE  
VENUE AND WITH A STRONG REPUTATION

## Accommodation and Facilities

The Hotel has been developed to offer a wide range of facilities. On the ground level, there is the bar and restaurant inclusive of the conservatory, public bar, snooker room, leisure facility, squash court and pool/darts room. The flexible function facility offers a capacity of 160 however can accommodate smaller numbers for either private parties or conferences. The letting accommodation is laid over ground and first floor levels and consists of 20 letting rooms all having en suite facilities. 17 of the rooms have three-piece bathroom suites with the other three each having a shower only. There are 12 family rooms, seven twin rooms and one triple room. The executive rooms come with attractive viewing balconies, whilst free Wi-Fi is available in all bedrooms. Each room has a flat-screen TV with complimentary Sky Sports coverage.











Homemade Leek & Potato Soup 15.50  
Chef's Chicken Pakoras served with mixed Salad & Tikka masala 16.95  
Lamb Tikka Masala served on a bed of basmati rice with poppadum 18.95  
Chicken Breast served with a pepper sauce & fresh seasonal vegetables 14.50  
Tangy Lemon & Berry tart served with fruit coulis & whipped cream 12.50



 The Function Suite



*THE FLEXIBLE FUNCTION SUITE OFFERS  
A CAPACITY OF 160 HOWEVER CAN  
ACCOMMODATE SMALLER NUMBERS*

















CONSISTS OF 20 LETTING ROOMS  
ALL HAVING EN-SUITE FACILITIES







## Owner's Accommodation

Located on the first and attic floor levels of the main property is the spacious owner's accommodation consisting of three double bedrooms (two en-suite) office, shower room and a lounge area.

Externally, a brand-new outdoor bar area is in the midst of construction, and parking is plentiful with a spacious 90-place car park accessed straight off the A94 Forfar-Perth road. There is also easy access for groups with designated coach spaces.

## Services

Mains water,  
electricity and drainage.

## Accounts

Will be made available following a formal viewing or note of interest by your solicitor.

## Tenure

Freehold.

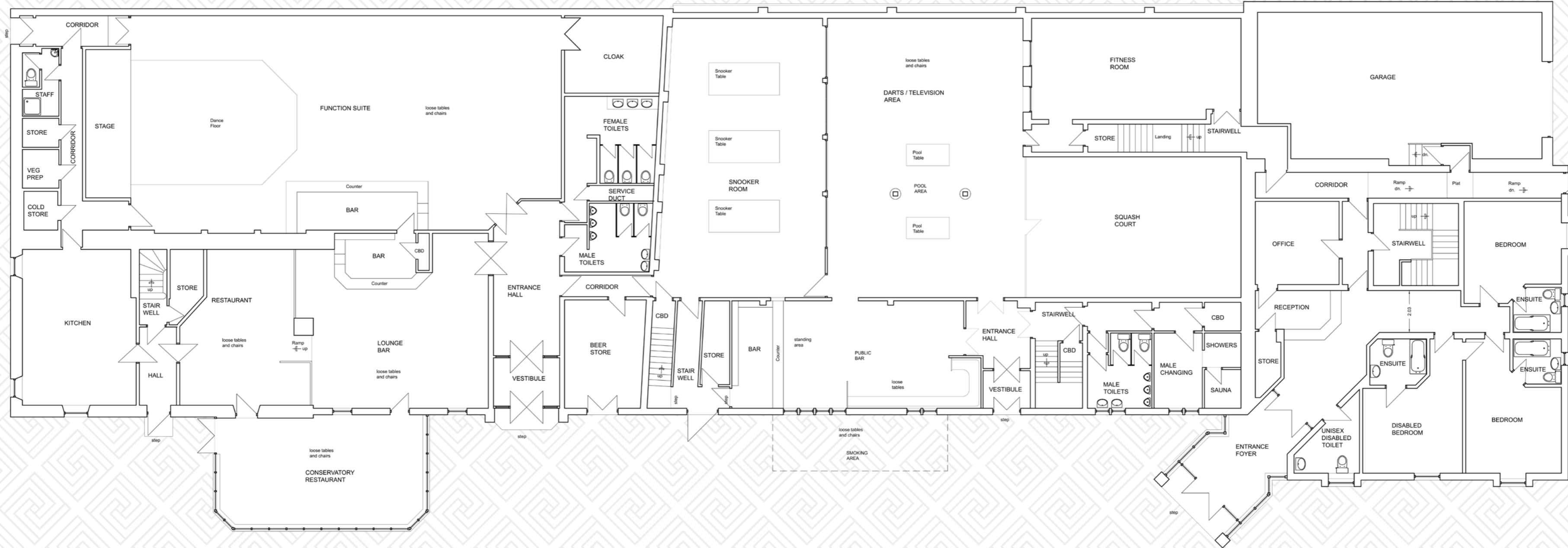
## Development potential

There is a sizeable plot to one side of the hotel which could be made available by separate bargain.

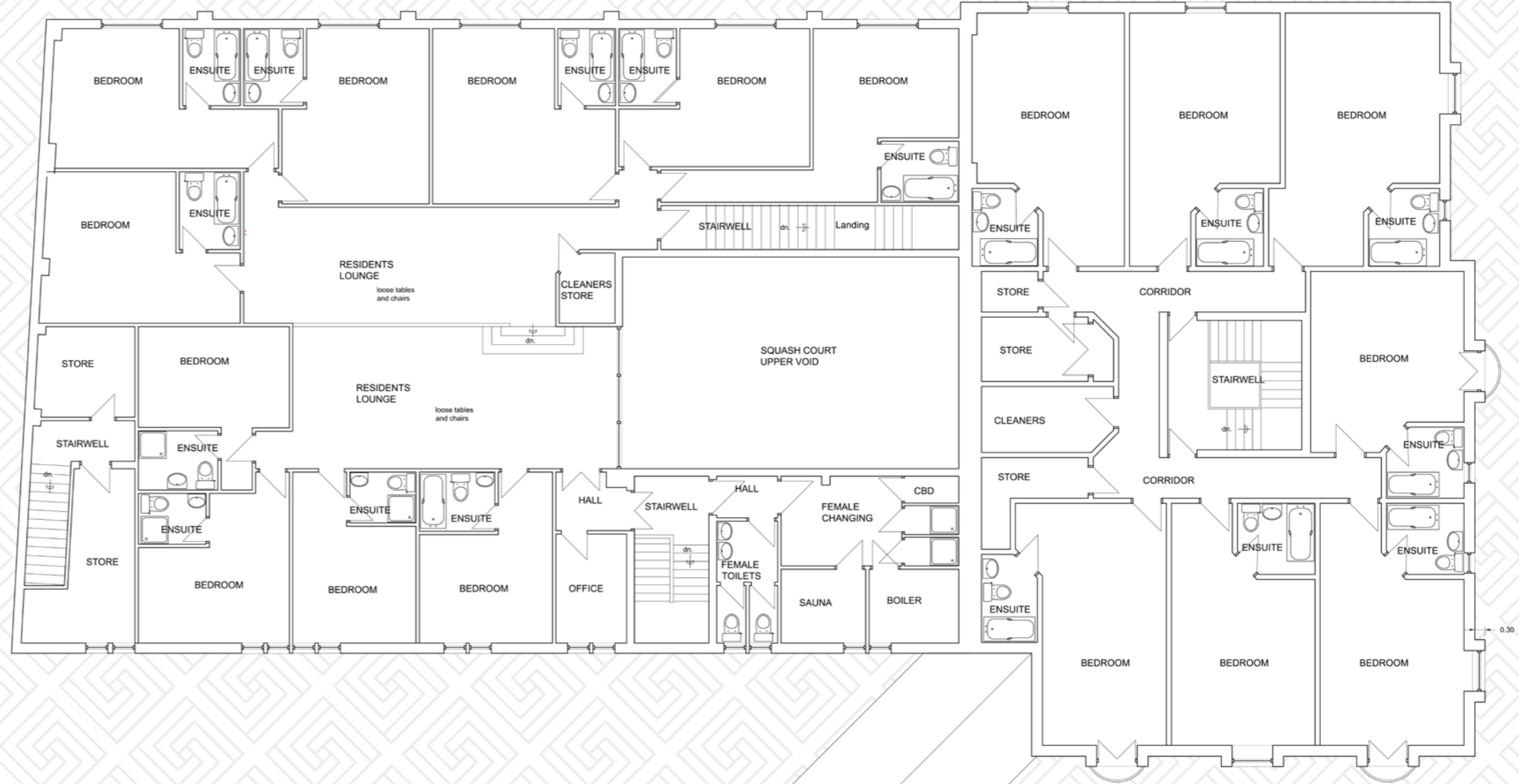
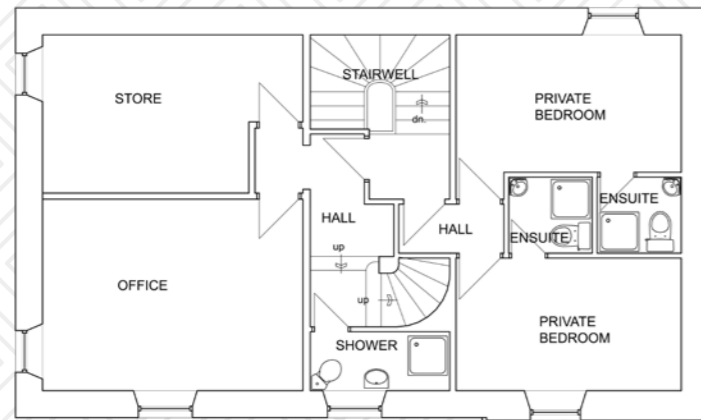
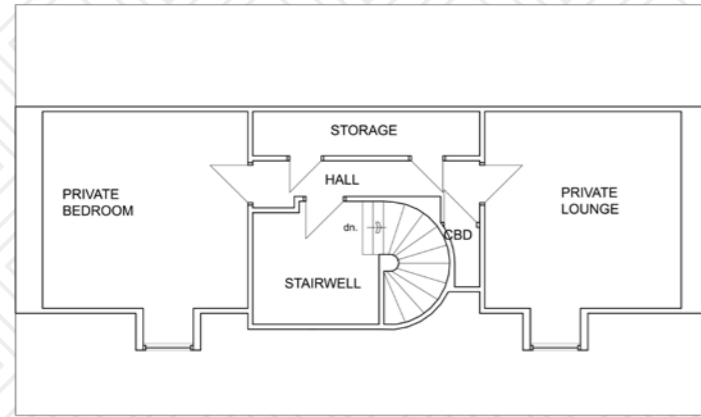
## Website

[www.red-house-hotel.co.uk](http://www.red-house-hotel.co.uk)

















This long-established hotel is located within Coupar Angus which is situated in East Perthshire, some 4 miles South of Blairgowrie. Coupar Angus has developed as a tourist resort and is located 26km North-East of Perth. The Red House Hotel is positioned to the north-east side of Station Road, the A94 at its junction with Forfar Road and the A923, the town centre of Coupar Angus is within a few minutes walk.

Coupar Angus and Blairgowrie both have useful local shops and amenities. There are three golf courses at Blairgowrie (including a championship course), a further three courses at Alyth and a course at Piperdam Country Club near Dundee. In fact, there are around thirty golf courses within a half-hour journey of the front door.

The Perthshire Hills and the Angus Glens are easily accessible and there is skiing at Glenshee (30 miles) as well as salmon, and Trout fishing on the nearby rivers Tay, Isla and Ericht. There are plenty of opportunities for shooting and stalking on local estates. The Cairngorms National Park is approximately 20 miles north and provides a variety of outdoor activities such as the Glenshee Ski Centre, golfing, abseiling and a range of mountainous trails and cycle routes offering truly breath-taking views.

The fishing villages, beaches and golf courses of the East Neuk of Fife are all within about 35 miles. Coupar Angus is almost equidistant to Dundee and Perth (13 and 14 miles away respectively and set within the backdrop of some of Perthshire's most fertile farmland.

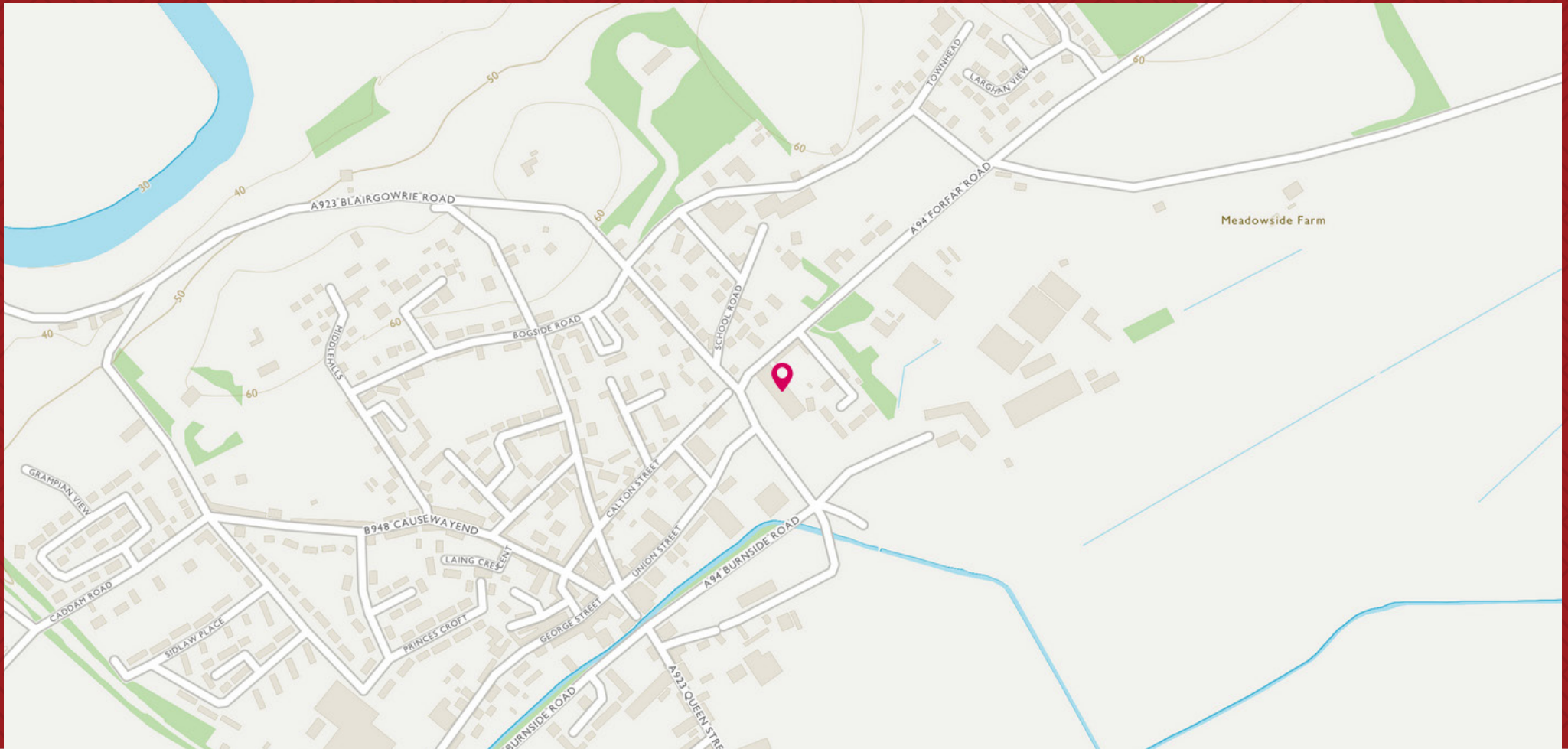




CRADLED IN A VALLEY BY THE FOOT OF  
THE CAIRNGORMS, THE HOTEL OCCUPIES  
A CENTRAL LOCATION THAT OFFERS  
FANTASTIC VIEWS








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