

**FOR SALE**

Charming 6-bedroom boutique Hotel in Picturesque Perthshire

**GRAHAM  
SIBBALD**



**The Inn At Loch Tummel**

Strathtummel, Pitlochry, PH16 5RP

Offers over £525,000

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- Charming 6-bedroom boutique Hotel in Picturesque Perthshire
- Sweeping views of Loch Tummel and the Schiehallion Munro
- Offering the best of Highland hospitality with a quaint pub, charming restaurant and outside terrace
- Rustic Charm with refined modern day comfort
- Perfect for a owner occupier with separate owners accommodation



## INTRODUCTION

The Inn at Loch Tummel is a boutique countryside retreat nestled on the banks of one of Scotland's most breathtaking lochs. A perfect blend of rustic charm and modern comfort, it offers guests an unforgettable escape in the heart of the Perthshire countryside.

Originally built in the early 1800s as a coaching inn, the property has been sympathetically modernised. Traditional Scottish character has been carefully preserved while seamlessly incorporating contemporary comforts, ensuring a stay that feels both authentic and refined. Just a short walk from the iconic Queen's View and a few miles from the picturesque town of Pitlochry, the inn enjoys a truly enviable location.

The property features six beautifully refurbished en-suite bedrooms, each with its own distinctive design. Guests also enjoy access to a welcoming bar and restaurant, renowned for serving traditional Scottish dishes in a warm, modern setting. An expansive outdoor terrace provides the perfect spot to take in the stunning views across Loch Tummel.

In addition to guest accommodation, the property includes a charming two-bedroom owner's flat and two staff caravans, making it a practical base as well as a lifestyle business opportunity.

What makes the Inn at Loch Tummel truly special is its setting. Surrounded by Perthshire's dramatic landscapes, it offers the perfect base for exploring local attractions, outdoor pursuits, and an abundance of wildlife. The nearby town of Pitlochry provides further appeal, with boutique shops, restaurants, and the renowned Pitlochry Festival Theatre.

Both inside and out, the inn exudes character. The exterior is immaculately maintained, with a welcoming entrance that immediately sets the tone. Inside, rustic elements are thoughtfully paired with contemporary finishes to create an atmosphere of relaxed sophistication. The current owners have invested great care into every detail, ensuring that each guest room offers comfort, elegance, and a true sense of place. The property also benefits from a large outside terrace and a beer garden with a kitchen garden.

From a business perspective, The Inn at Loch Tummel presents an exceptional lifestyle opportunity in one of Scotland's most thriving tourist destinations. Already boasting an excellent reputation and a loyal customer base, the inn attracts visitors year-round. Its tasteful refurbishment, attention to detail, and timeless appeal make it a business that is not only successful today but also well-positioned for the future.

## ACCOMMODATION SUMMARY

Letting Accommodation:

- 2 x Super King Sized Suites
- 2 x Super King Rooms
- 2 x 2 King Sized Rooms

Public accommodation

- Bar Bistro
- Restaurant and Residents Lounge
- Outside terrace
- Beer Garden

Service areas

- Commercial Kitchens
- Associated Stores
- Cellar

## TRADE

The Turnover of the business was £324,384 in 2024. With an adjusted EBITDA of £142,359.

Further information for the business will be shown to seriously interested parties following a formal viewing.

## STAFF

TUPE regulations will apply to all members of staff.





## LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

## SERVICES

The property is serviced with mains electric, a private water supply, drainage is supplied to a septic tank and LPG gas is used for cooking. The property has CCTV and a zonal fire alarm system.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC will be shared with seriously interested parties.

## RATEABLE VALUE

Inn at Loch Tummel - Rateable Value is £9,000 (effective date 01/04/2023).

## TENURE

Heritable (Freehold Equivalent) Interest of the Inn.











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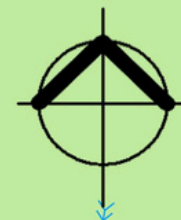
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Inn

Strathtummel  
House

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## PRICE

Offers Over £525,000 are invited for the **heritable (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.

## 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.

## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

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

Graham + Sibbald  
233 St Vincent Street  
Glasgow, G2 5QY

To arrange a viewing please contact:



**Peter Seymour**  
Director of Hotel + Leisure  
Peter.Seymour@g-s.co.uk  
07967 551 569



**Emily Hewitson**  
Surveyor - Hotel + Leisure  
Emily.Hewitson@g-s.co.uk  
07795 518 627



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5. A list of Partners can be obtained from any of our offices.

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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.