



THE ROOST

RESTAURANT & GRILL

FORGANDENNY ROAD, KINTILLO, BRIDGE OF EARN, PH2 9AZ

McEwan Fraser Legal is delighted to present to the market a unique opportunity to purchase **The Roost Restaurant & Grill** along with a spacious, three-bedroom owners cottage which is located directly next door. Both are situated in the popular Perthshire town of Bridge of Earn.



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The Roost Restaurant has an impeccable reputation and is an award winning family run business. With licensing capacity for 36 covers indoors and 12 outdoors, The Roost is popular for private functions, lunches and evening dinners. The business turns a healthy profit however there is still potential for growth.

The accommodation comprises welcoming dining area, bar with a well stocked gantry, prep area and coffee machine.





The well set out commercial kitchen is located to the rear of the property and has all the catering equipment required to service the restaurant's capacity.

In addition there is a servery/ dishwashing area with equipment and ample storage, a back yard with various storage sheds and a customer car par to the front.



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Attached to the restaurant by a canopy is a **three-bedroom, detached cottage** currently being used as owners accommodation however would make a fantastic serviced accommodation property. The cottage has its own title deed and is suitable for residential lending.

Accommodation comprises, entrance vestibule/utility room, dining kitchen, downstairs bathroom, large family lounge, master bedroom with dressing area and spacious en-suite bathroom. On the first floor, you will find an additional two double bedrooms. The property benefits from gas central heating, double glazing and a private rear garden.







KITCHEN & UTILITY



BEDROOM 1 & EN-SUITE





EXTERNALS

FLOOR PLANS & DIMENSIONS



Approximate Dimensions
(Taken from the widest point)

Restaurant	7.00m (23') x 3.90m (12'10")
Bar	4.60m (15'1") x 2.60m (8'6")
Disabled WC	2.10m (6'11") x 2.00m (6'7")
WC 1	1.90m (6'3") x 1.00m (3'3")
WC 2	1.90m (6'3") x 1.00m (3'3")
Kitchen	3.80m (12'6") x 2.60m (8'6")
Back Kitchen	4.50m (14'9") x 2.10m (6'11")



Approximate Dimensions
(Taken from the widest point)

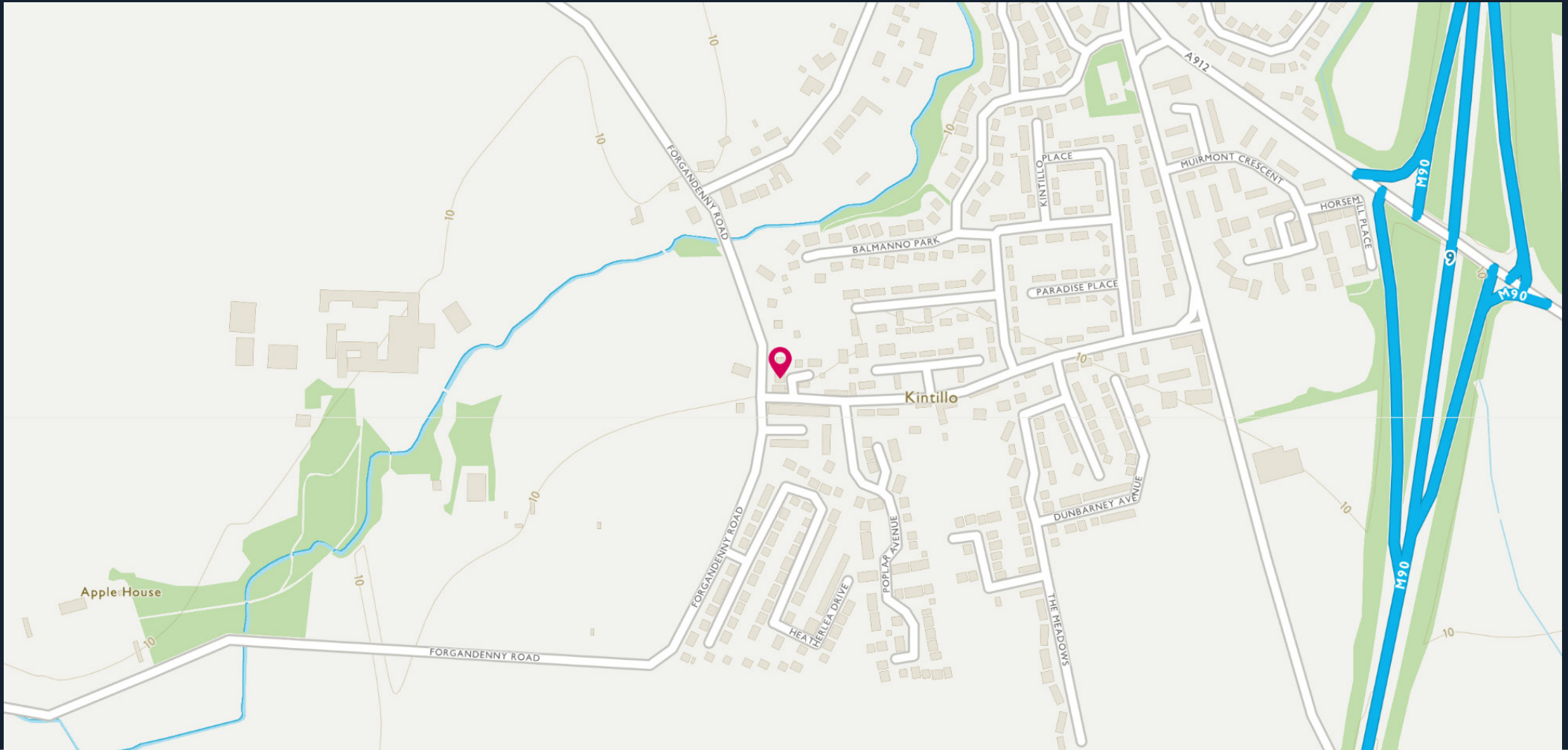
Lounge	4.40m (14'5") x 4.40m (14'5")	Bathroom	2.40m (7'10") x 1.90m (6'3")
Kitchen	4.40m (14'5") x 2.90m (9'6")	Bedroom 1	4.40m (14'5") x 2.90m (9'6")
Utility	2.90m (9'6") x 2.40m (7'10")	Dressing Room	3.30m (10'10") x 2.60m (8'7")
		En-suite	3.30m (10'10") x 2.40m (7'10")
		Bedroom 2	4.40m (14'5") x 2.20m (7'2")
		Bedroom 3	3.50m (11'6") x 2.20m (7'3")

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Bridge of Earn is an extremely sought-after small town in Perthshire with a wide range of amenities. There are a selection of independent shops and a well-regarded Primary School all within a short comfortable walking distance of the property. The area is serviced by a regular commuter bus service to Perth and there is straightforward access onto the M90 motorway system to the nearby cities of Perth, Dundee and Edinburgh.






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