



Kirkmichael Apartments , Kirkmichael, Perthshire

www.cclproperty.com

B9136

Kirkmichael

Perthshire

Excellent Airbnb Business
Stunning Location
4 Self Contained Apartments
Easily Managed
Wonderful Features Throughout
STLL PK11878F

Situation

Kirkmichael Apartments enjoys a prime roadside location in the heart of Kirkmichael, a picturesque village nestled in rural Perthshire at the foothills of the Cairngorms National Park. Renowned for its vibrant community, Kirkmichael boasts a community-run village shop, a popular bar and restaurant, and a village hall. The annual Strathardle Highland Gathering adds to the charm of this idyllic setting. Nearby towns such as Blairgowrie (13 miles) and Pitlochry (12 miles) offer amenities including supermarkets, independent shops, medical centres, and cultural attractions like the Festival Theatre. Perth and Dundee Airport provide further connectivity, while Edinburgh Airport is 70 miles away.

Surrounded by breathtaking scenery, Kirkmichael offers abundant outdoor pursuits such as walking, cycling, fishing, and golf. The Cateran Trail passes through the village, and nearby estates provide opportunities for shooting and stalking. With championship golf courses and proximity to Glenshee Ski Centre, Kirkmichael Apartments is ideal for nature enthusiasts and adventurers alike.





The Business

Kirkmichael Apartments operates as a thriving Airbnb-style business, catering to tourists seeking a tranquil Highland retreat. The property's four self-contained apartments are ideal for families, couples, and groups exploring the Cairngorms National Park and surrounding areas. With modern amenities and flexible layouts, the apartments attract a diverse range of guests, including outdoor enthusiasts, golfers, and theatre-goers visiting nearby Pitlochry. The business benefits from Kirkmichael's picturesque setting and proximity to popular attractions such as the Cateran Trail, championship golf courses, and Glenshee Ski Centre. Furthermore, it offers a unique lifestyle opportunity for owners to reside in one of the four fully furnished flats while generating income by renting out the remaining three units. This flexible accommodation model allows for a comfortable home base in picturesque Highland Perthshire, combined with the benefits of a proven self-catering business and potential rental income from the other apartments.

Rates charged vary seasonally, with nightly prices ranging from £80 to £150 per apartment depending on size and demand. With an average occupancy rate of 70%, the business has the potential to generate an annual income exceeding £100,000. The operation is easily managed, with streamlined check-in processes and a dedicated laundry room on-site to support efficient turnover between bookings. Maintenance requirements are minimal due to recent refurbishments.

Marketing primarily targets domestic and international tourists via Airbnb and other platforms, leveraging positive reviews and repeat bookings. Kirkmichael Apartments represents an excellent investment opportunity for those seeking a manageable hospitality business in one of Scotland's most scenic regions while offering significant income potential year-round.

Property

Kirkmichael Apartments is a recently refurbished self-catering property located in the picturesque village of Kirkmichael, Perthshire. This charming complex comprises four fully furnished apartments, each thoughtfully designed to provide comfortable and flexible accommodation for guests. The apartments feature modern kitchens, inviting living areas, and well-appointed bedrooms, offering a perfect blend of style and practicality. Ideal for families, couples, or larger groups, these apartments are equipped to cater to various needs while maintaining a warm and welcoming atmosphere.

The ground floor houses essential service areas, including a laundry room with washing and drying facilities, ensuring convenience for guests during their stay. Each apartment is tastefully decorated and fitted with contemporary amenities to enhance the holiday experience. The property includes spacious communal areas such as a wood-panelled entrance hall and an outdoor decked space, perfect for enjoying the stunning Highland scenery.

The four apartments vary in size and layout, accommodating between 2 to 8 guests. They include en-suite bathrooms, twin and double bedrooms, and open-plan living spaces with dining areas. Guests can enjoy complimentary Wi-Fi, freshly laundered linens, and welcome trays upon arrival. Kirkmichael Apartments presents an excellent investment opportunity or holiday retreat, surrounded by breathtaking landscapes and offering easy access to outdoor activities like walking the Cateran Trail or exploring nearby golf courses.

External

Kirkmichael Apartments is situated in the heart of Kirkmichael, a charming village in rural Perthshire. The property's external areas complement its rural setting, offering a blend of practicality and natural beauty. The two first-floor apartments have access to private terraces, providing a tranquil space for guests to enjoy the surrounding scenery. These terraces are level and well-suited for outdoor relaxation. The rear garden, although steeply sloped, offers a dramatic backdrop of the Highland landscape. The top floor features a fire escape to the rear, ensuring safety and compliance with building regulations. The main entrance opens onto the pedestrian side of the property, integrating seamlessly with the village's charming streetscape. This location allows guests to immerse themselves in the vibrant community of Kirkmichael, with easy access to local amenities and stunning natural beauty.









Tenure
Freehold

Services

The property has mains, water, drainage to septic tank, and electricity

Trading Information

Trading information will be released after formal viewing has taken place



Floor 0



Floor 2



Floor 1



Approximate total area⁽¹⁾

370.33 m²

Reduced headroom

17.53 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 2.15 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on BICSI/BSI/BSI 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with BICSI/BSI/BSI 3C.

GIRAFFE360

All appointments to view this or any of our other properties must be made through the vendors sole agents.

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343610520

www.cclproperty.com

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.