



FALCONER
PROPERTY CONSULTANTS

FOR SALE

Woodside Hotel, Stirling Road,
Doune, FK16 6AB

HOTEL / DEVELOPMENT OPPORTUNITY

- OFFERS OVER £350,000
- 7,733 FT²
- PROMINENT ROADSIDE LOCATION
- ATTRACTIVE STONE BUILDING
- PRIVATE CAR PARK
- LARGE REAR GARDEN
- POPULAR TOURIST DESTINATION
- ELEVEN ENSUITE BEDROOMS



LOCATION

Doune is a burgh in the district of Stirling, Scotland. Doune's postal address places the town in Perthshire which is also its Registration County, although administratively Doune is under the control of Stirling Council.

The village lies within the parish of Kilmadock and mainly within the area surrounded by the River Teith and Ardoch Burn. The town is dominated by Doune Castle, built in the late 14th century. Architecturally it is a mixture of fortress and manor house.

The subjects are located on the Eastern side of Stirling Street at it's junction with George Street.



DESCRIPTION

The subjects comprise a detached two storey building of stone construction surmounted by a pitched and slated roof. The property was built in the late 1800's and as such benefits from many original features.

Internally the subjects provide the following;

Basement accessed from the rear of the property providing cellar area with pumps and refrigeration unit, boiler room and storage.

Ground floor providing main entrance vestibule, reception area, residents dining room, public bar, large function room, kitchen, washing up room, prep area, office and separate male and female w.c's.

First floor providing eleven ensuite bedrooms, one bedroom without an ensuite, linen store and w.c.

The subjects benefit from a large car park to the front and landscaped gardens to the rear.

FLOOR AREAS

From sizes provided by our client we understand the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

Basement: 97.98m²/1,054ft²
Ground: 404.26m²/4,351ft²
First: 216.16m²/2,327ft²
Total: 718.40m²/7,733ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

PROPOSAL

Offers over £350,000 are invited for the Heritable (freehold) interest.

EPC

G.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

RATING

Rateable value £22,500.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL info@falconerproperty.co.uk

www.falconerproperty.co.uk

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published May 2021.