



Powiswood Cottage & Boarding Kennels

By Falkirk, FK2 8SQ

Ref: 2659



Powiswood Cottage and kennels offer a beautiful spacious family home together with a profitable well established and highly regarded boarding kennels.

The house is all on one level with the potential for a further two rooms in the large attic space. It is in excellent condition throughout.

The current owners utilise the generous floor plan to have a lounge, dining room, sitting room, broad hallway, large dining kitchen, master bedroom with en-suite shower room, two further double bedrooms, family bathroom, shower room and utility room. The attic which is floored is approximately 40'x16' and has two Velux windows. The house has oil central heating and double glazing throughout.

The property stands in 2.5 acres of land and adjacent to the house there is a large double garage, workshop space, driveway with parking for 6 cars, several large stores and 8 private kennels for the owners' own dogs, ideal for those interested in breeding. There also a paddock which has the potential for building another house or additional canine facilities such as a hydro-therapy pool.

The house is council tax band G.

The property is situated on Plean Mill Road in a beautifully quiet rural location about 6 miles north of Falkirk.

It has quick motorway access being just 3.4 miles from Junction 2 of the M876 and 4.5 miles from Junction 9 on the M9. This gives customers easy access from across Central Scotland and those heading south to Glasgow or Edinburgh Airports.

The boarding kennels were purpose build in 2008 and are licensed for 40 dogs in 20 kennels. Each kennel has indoor and outdoor facing sections with underfloor heating. Two of the kennels are separate and act as isolation units if required. There are two large all weather dog runs beside the kennels. The owners have kept the turnover of these profitable kennels just below the VAT threshold.

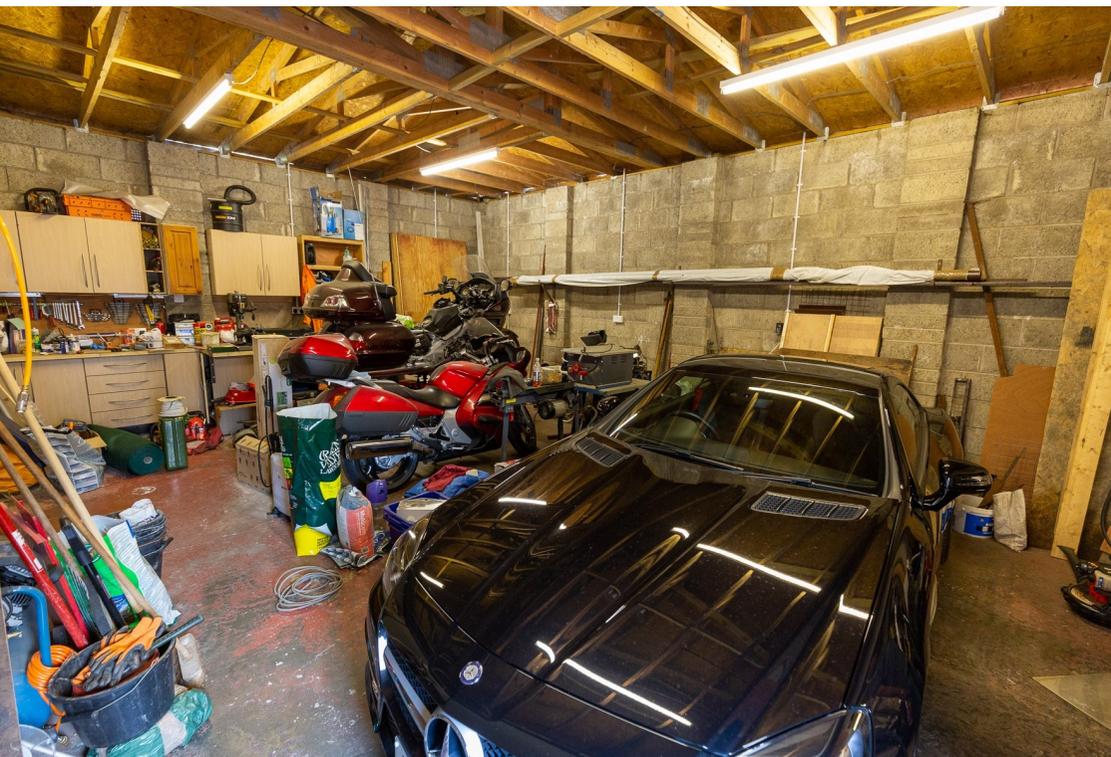
The kennels are within sight of the house but are separated by a paddock so noise is not an issue at the house. With their own road entrance and ample parking, the kennel facilities include a bright reception area, toilet, large food preparation room, food store, blanket store, and laundry room.

The rateable value for the kennels is only £4,250 so no rates are payable.



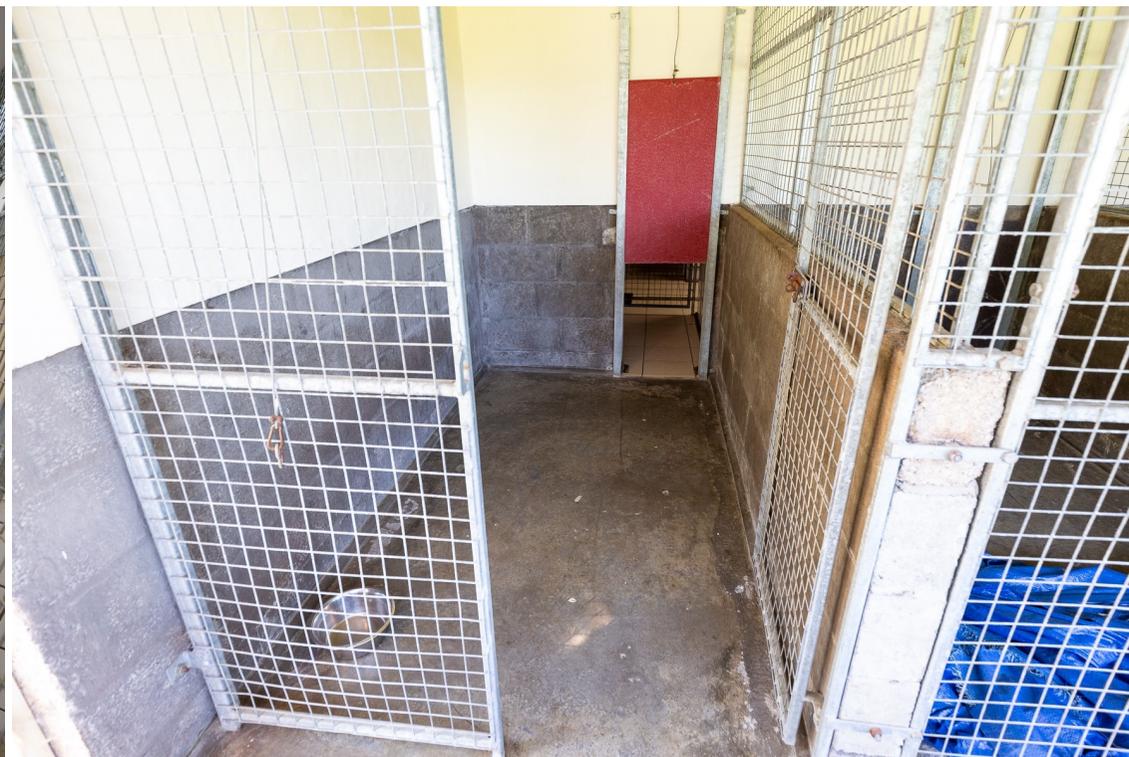














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However is strictly by appointment through The Business Sales Agency.

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