

# KINGS REVOLUTION

 **McEwan Fraser Legal**  
Solicitors & Estate Agents

**THE KINGS REVOLUTION**  
1 The Cross, Dalry, KA24 5AL



## THE PROPERTY

McEwan Fraser Legal is delighted to present to the market The Kings Revolution, a former hotel situated in a prominent location in the small town of Dalry, North Ayrshire. The property occupies a large plot and extends over three levels with the ground floor currently operating as a children's soft play area and café.

Since purchasing the property the current owners have carried out some refurbishments however there is still some finishing work required to truly get the best return from the investment.





On the ground floor you will find the soft play area and café which has both ladies and gents facilities and leads to a lounge area, commercial kitchen and storage areas.

On the first floor you will find a large function hall with bar area, this space is completely flexible and has previously been used for weddings, funerals, christenings, etc... It can be accessed internally from the ground floor however it also has its own access from the rear of the property. Also on the first floor are ladies and gent's facilities, an office and storage areas.

On the third floor is a large three bedroom flat with en suite bedrooms, lounge and kitchen area.

Overall, the property offers a flexible investment opportunity for the right person.











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FOR WEDDINGS, FUNERALS,  
CHRISTENINGS, ETC...























FLOOR PLAN

Approximate Dimensions (Taken from the widest point)

Café	6.40m (21') x 6.00m (19'8")
Soft Play Area	6.80m (22'4") x 4.00m (13'1")
Commercial Kitchen	8.40m (27'7") x 6.00m (19'8")
Bar Area	17.01m (55'10") x 6.00m (19'8")
Bar	4.85m (15'11") x 3.63m (11'11")
Bedroom 4	4.70m (15'5") x 3.08m (10'1")
Bedroom 5	4.04m (13'3") x 3.30m (10'10")
Bathroom	3.07m (10'1") x 2.40m (7'11")
Apartment	7.41m (24'4") x 3.11m (10'2")
Kitchen	3.90m (12'10") x 2.70m (8'10")
Bedroom 1	3.88m (12'9") x 3.70m (12'2")
Bedroom 2	3.75m (12'4") x 3.70m (12'2")
Bedroom 3	4.00m (13'1") x 2.90m (9'6")
Shower Room	2.20m (7'3") x 2.00m (6'7")

Services: Mains water, electricity, gas and drainage.

Tenure: Freehold.



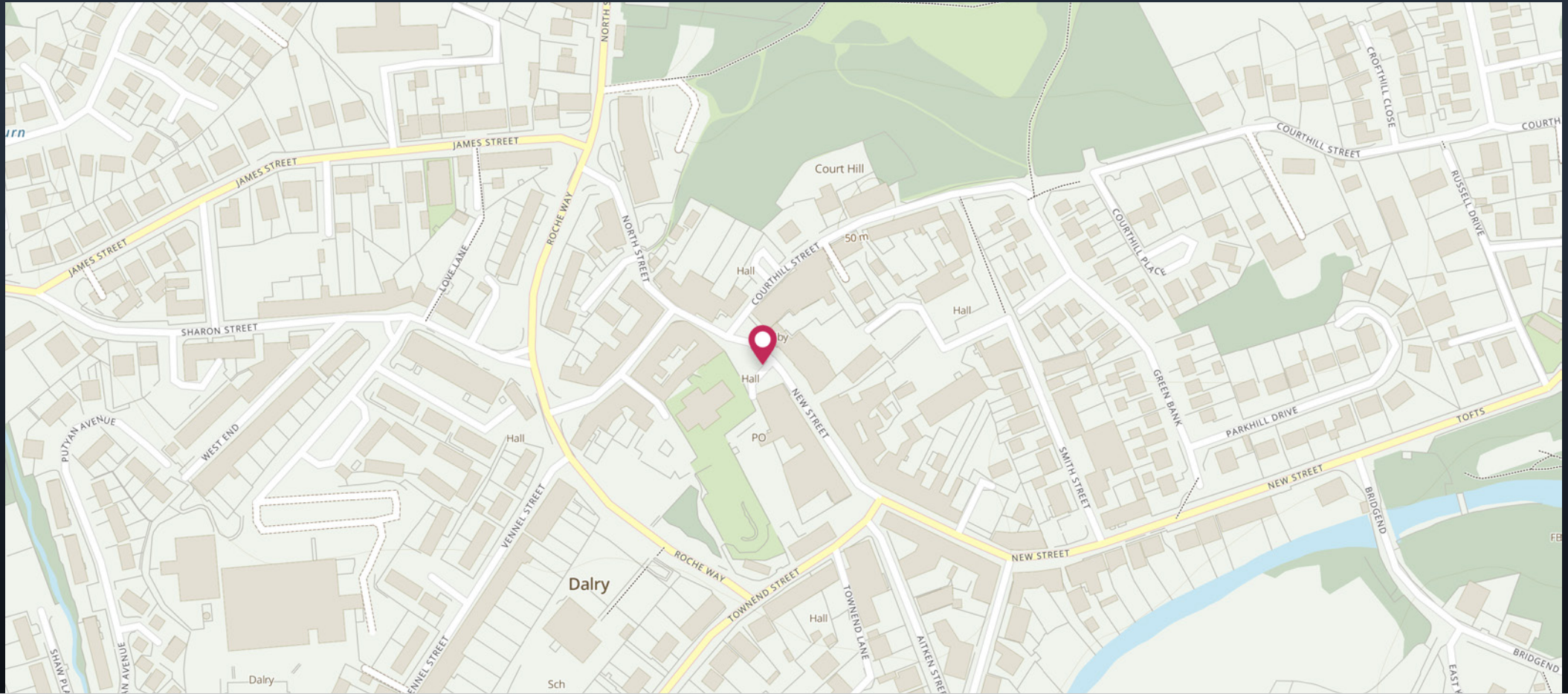
## THE LOCATION

The Kings Revolution Hotel is situated in the centre of Dalry, North Ayrshire. With easy access to Glasgow, which is about 25 miles. Local services and facilities are available in Dalry including a mainline railway station with regular services to Glasgow and beyond. Both Glasgow and Prestwick Airports are within 17 miles of Dalry. There are primary schools in Dalry and private schools at St Columba's at Kilmacolm and Wellington in Ayr. Ayrshire is renowned for its many golf courses including the world famous courses at Turnberry and Royal Troon. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon.



EARLSTOUN  
CASTLE





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