

CROSS KEYS HOTEL

HIGH STREET, NEW GALLOWAY, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY, DG7 3RN

Cross Keys Hotel

NEW GALLOWAY



The Property

McEwan Fraser Legal is delighted to present to the market the Cross Keys Hotel, a ten-bedroom hotel with owner accommodation situated in the centre of New Galloway, the smallest and one of the most picturesque Royal Burghs in Scotland.



The Hotel's accommodation and public bar and restaurant are popular choices with locals, local businesses, and hotel guests as well as the many leisure visitors to the area for golf, walking, cycling, fishing, motorbiking and, as this area is a gold Dark Sky Park - stargazers.

THE BAR & RESTAURANT



The main entrance gives open access to the reception hall on the ground floor and is situated to the front of the property. Here, you will find the first of the 10 en-suite bedrooms, as well as the restaurant, breakfast room, games room, and bar. The well-equipped commercial kitchen is also situated on the ground floor and has everything required to service the public areas. The laundry and ladies' and gents' WCs are located to the rear of the property.





BREAKFAST ROOM



BEDROOMS & EN-SUITES



The further nine en-suite bedrooms are located on the first floor and provide a variation of double and family rooms. The one-bedroom owner's suite is located on the first floor and offers a spacious lounge, dining kitchen, and master en-suite.



BEDROOMS & EN-SUITES



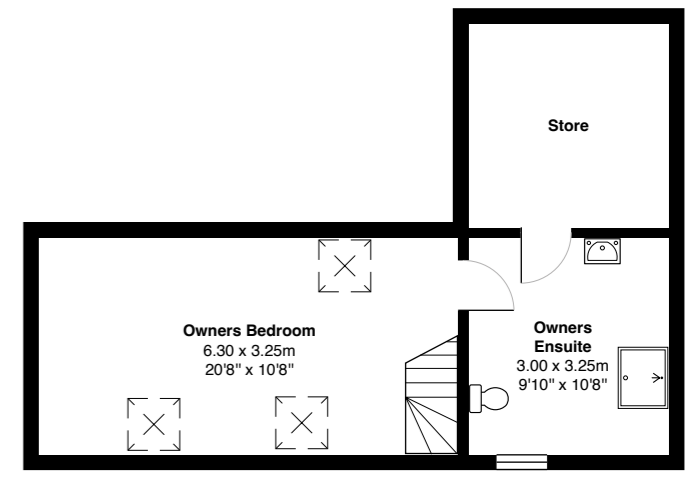
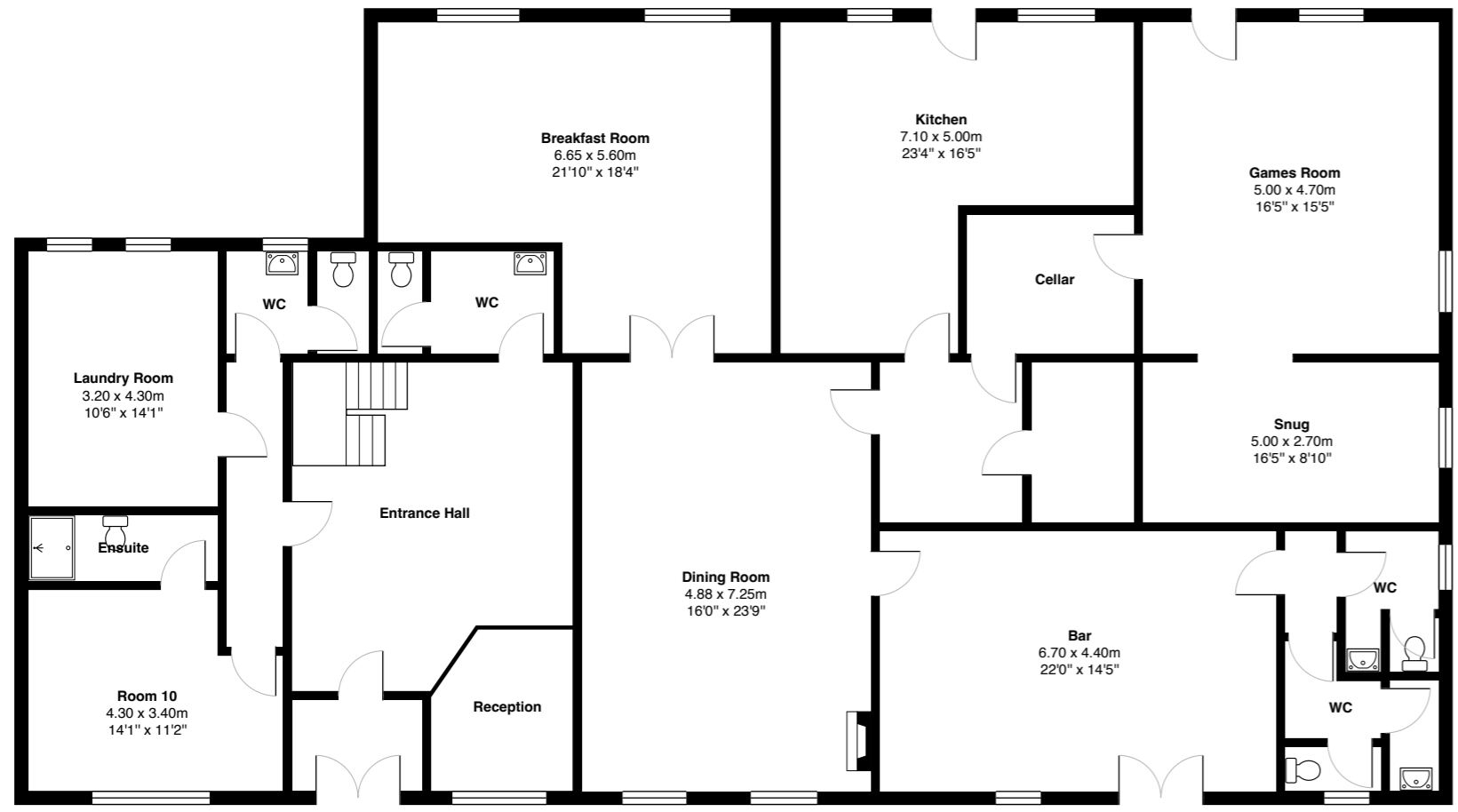
BEDROOMS & EN-SUITES



BEDROOMS & EN-SUITES



FLOOR PLANS



Externally the hotel offers a large car park to the rear and, up several steps from the car park, is a large garden.

The current owners have built and maintained good relationships with trades and have good processes in place making this opportunity an easy and lucrative investment.

Overall, the Cross Keys Hotel offers an exciting investment to own and live in premises located in a popular area with massive potential for growth.

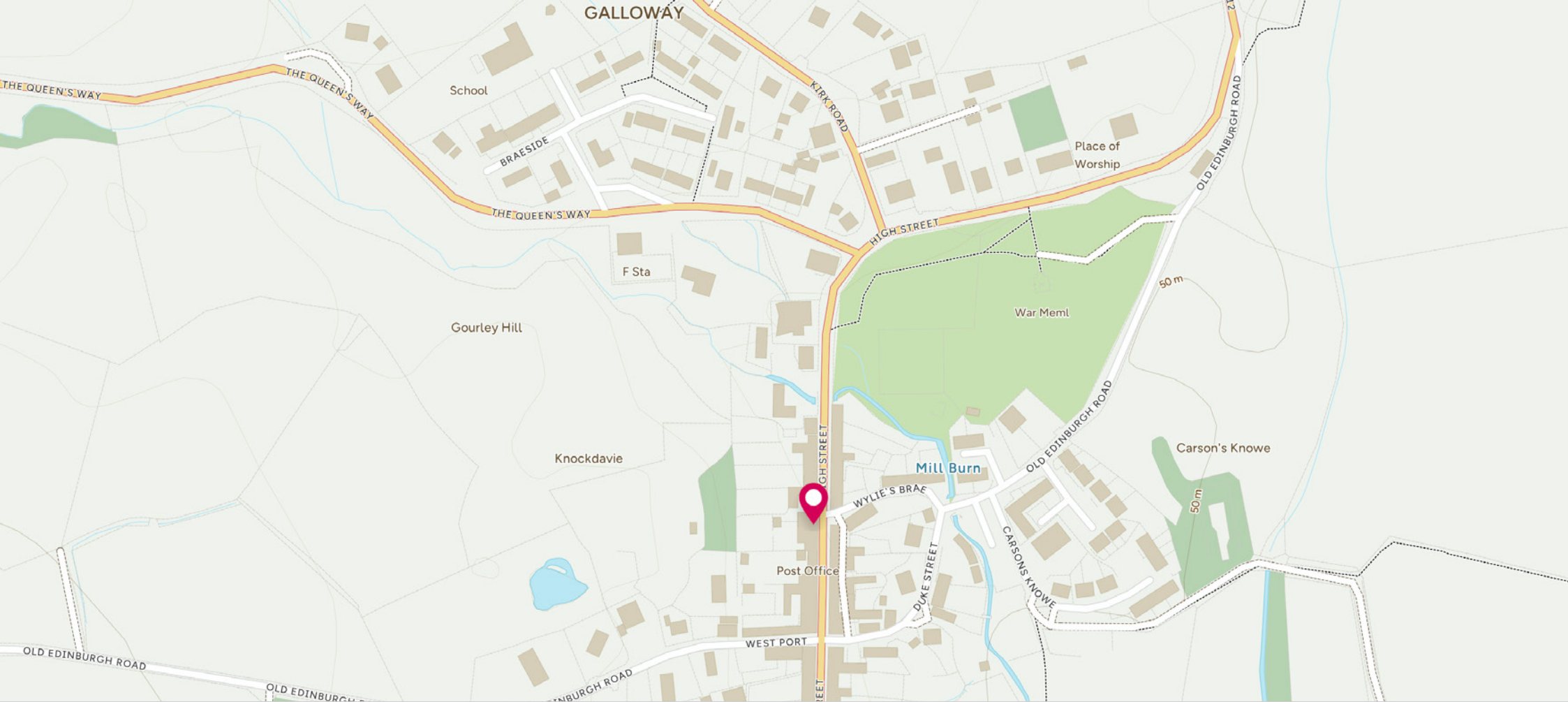


The Location

The Cross Keys Hotel is located on the High Street in New Galloway as extension of the A712. The Royal Burgh of New Galloway is popular country village located within the Dumfries and Galloway region, in south west Scotland. The village is located on the edge of the Galloway Forest, currently being considered as Scotland's next National Park. The hotel is a few miles from the top of Loch Ken making it an ideal base for all water sports as well as a good centre point for exploring this beautiful area. The village has a well stocked community shop, a post office, primary school, The Catstrand Arts and Visitor Centre and a golf course.

New Galloway is around 25 miles west of Dumfries via the A75, and 12 miles north of Castle Douglas.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01387 218 080
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CONNIE NUGENT
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer