



# PARK HOTEL

Fife Street, Macduff, AB44 1YA





## THE LOCATION

Park Hotel is located in an elevated location in the busy fishing port of Macduff on the Moray Coast. A short drive will take you too many of the most scenic beaches in the north-east of Scotland such as Banff Links, Sandend, and Cullen. You can find yourself on miles of white sandy beaches participating in the many water sports or watching the windsurfers and the wildlife that includes seals, dolphin's whales and numerous species of birds. The area provides a wide variety of leisure facilities including golf at the Royal Tarlair, Duff House Royal golf course in Banff, Cullen Golf course and numerous courses in Buckie. The River Deveron is close by and is renowned for its salmon and trout fishing. The Angler really is spoilt for choice with numerous local rivers, beaches and rugged coastline to fish.







## THE LOCATION

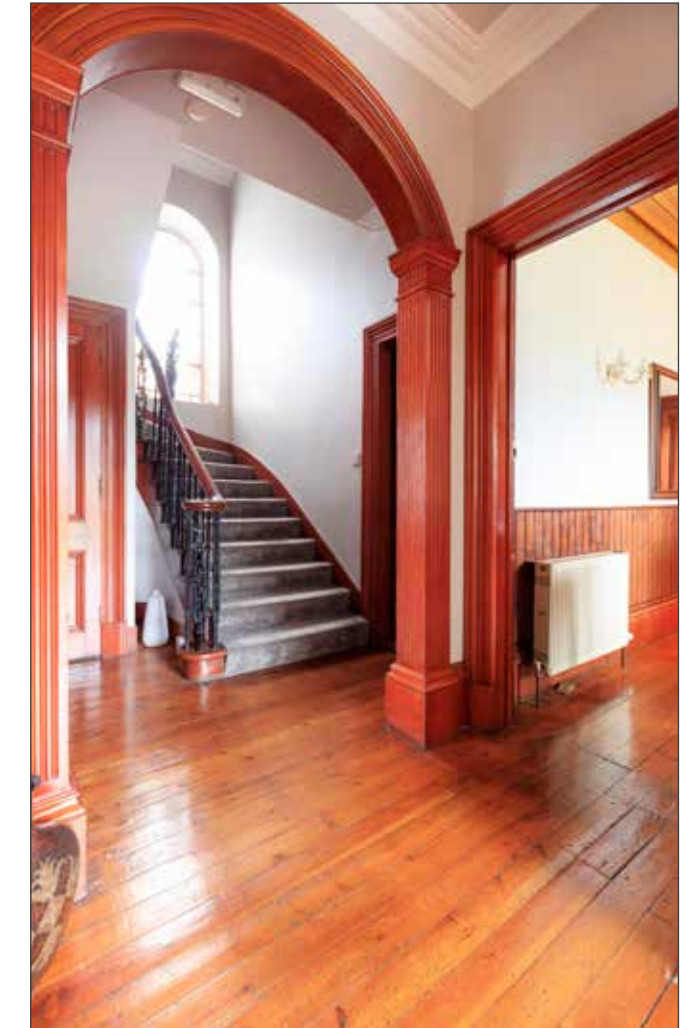
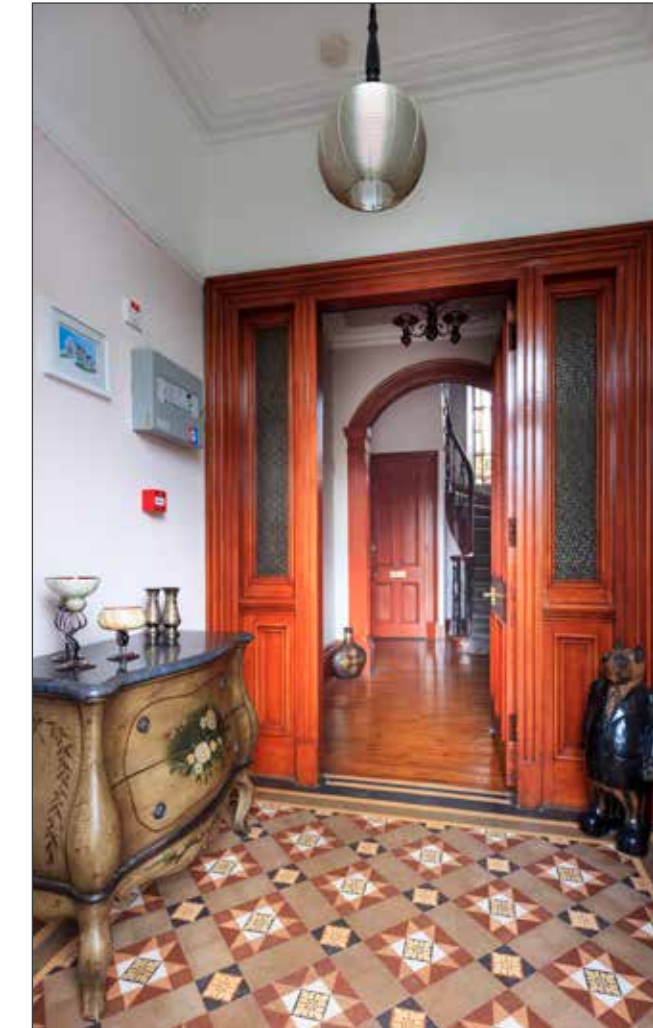
The seaside towns of Macduff and the neighbouring town of Banff are of historical importance with stunning scenery in and around the locality. Macduff has its own large working harbour with a popular leisure marina in Banff. There are excellent pre-school, primary and secondary schools in the area with recently completed Leisure centres with swimming pool in both towns, together with NHS health centre, local shops, Post Office, supermarkets, restaurants, cafés, tearooms, delicatessens, hotels and pubs. A comprehensive East Coast bus network operates through the towns to both Elgin and Aberdeen.





## PARK HOTEL

A unique opportunity has arisen with the Park Hotel offering over 2500 sq ft of prime development potential either as a fully converted residential property over 2 levels and a separate stand-alone residential development with an additional dwelling within the garden grounds or alternatively to recommence trading and open it back up as a hotel and bar.





## KEY FEATURES

- PERIOD DETAILS
- LARGE BAR AREA
- FIVE GUEST ROOMS WITH EN-SUITE
- TWO KITCHEN'S
- DINING AREA
- PRIVATE SITTING ROOM
- CONVERTED LOFT SPACE





## PUBLIC BAR

The Park Hotel is a detached period property (circa 1850) which has its accommodation over two main levels with a separate public bar to the side elevation and is presented in excellent condition throughout; it could also very easily be converted back into a prestigious private residence subject to the correct planning application. Please note that due to Covid-19 the hotel is currently not trading.





# SITTING ROOM





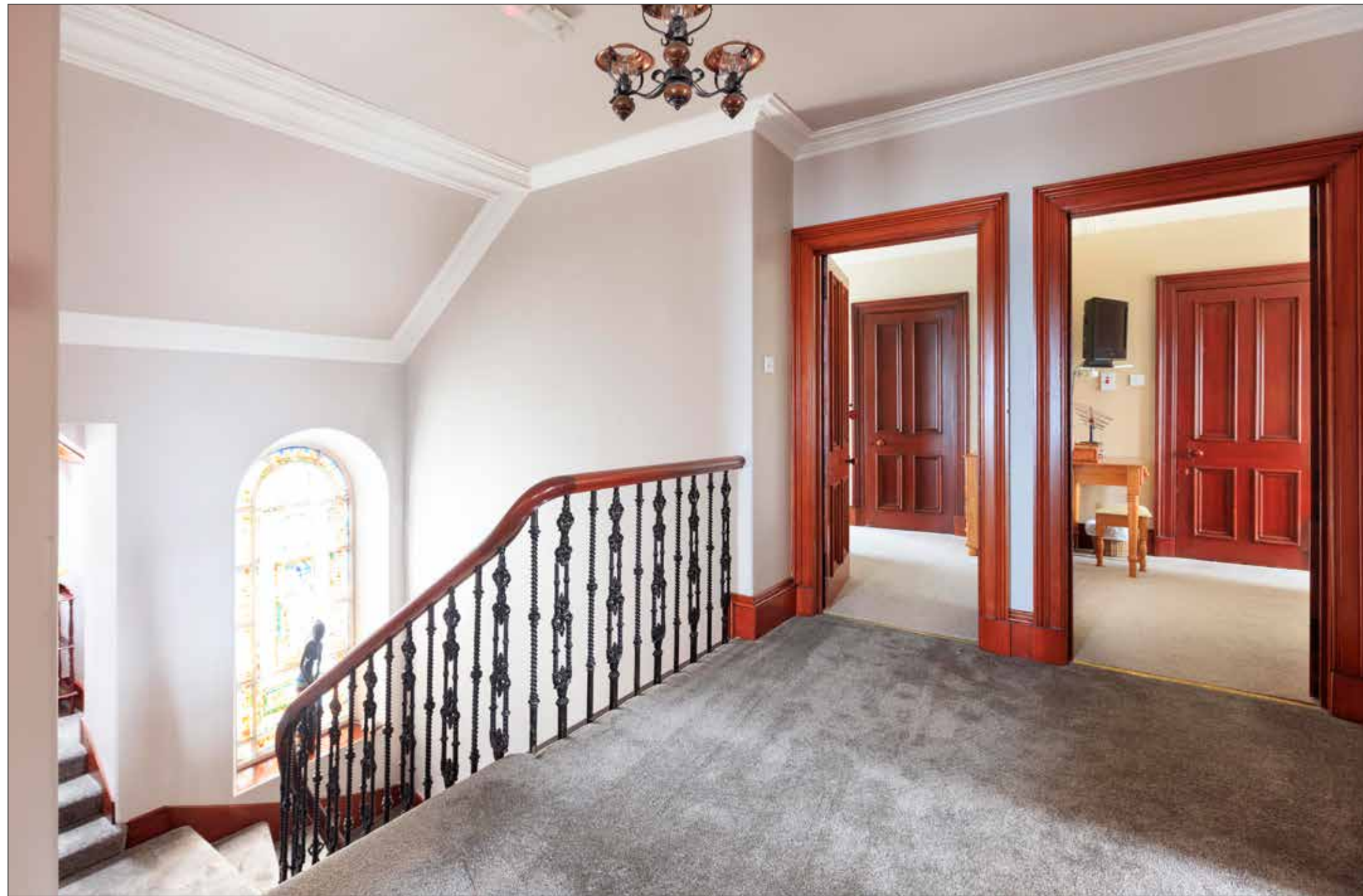
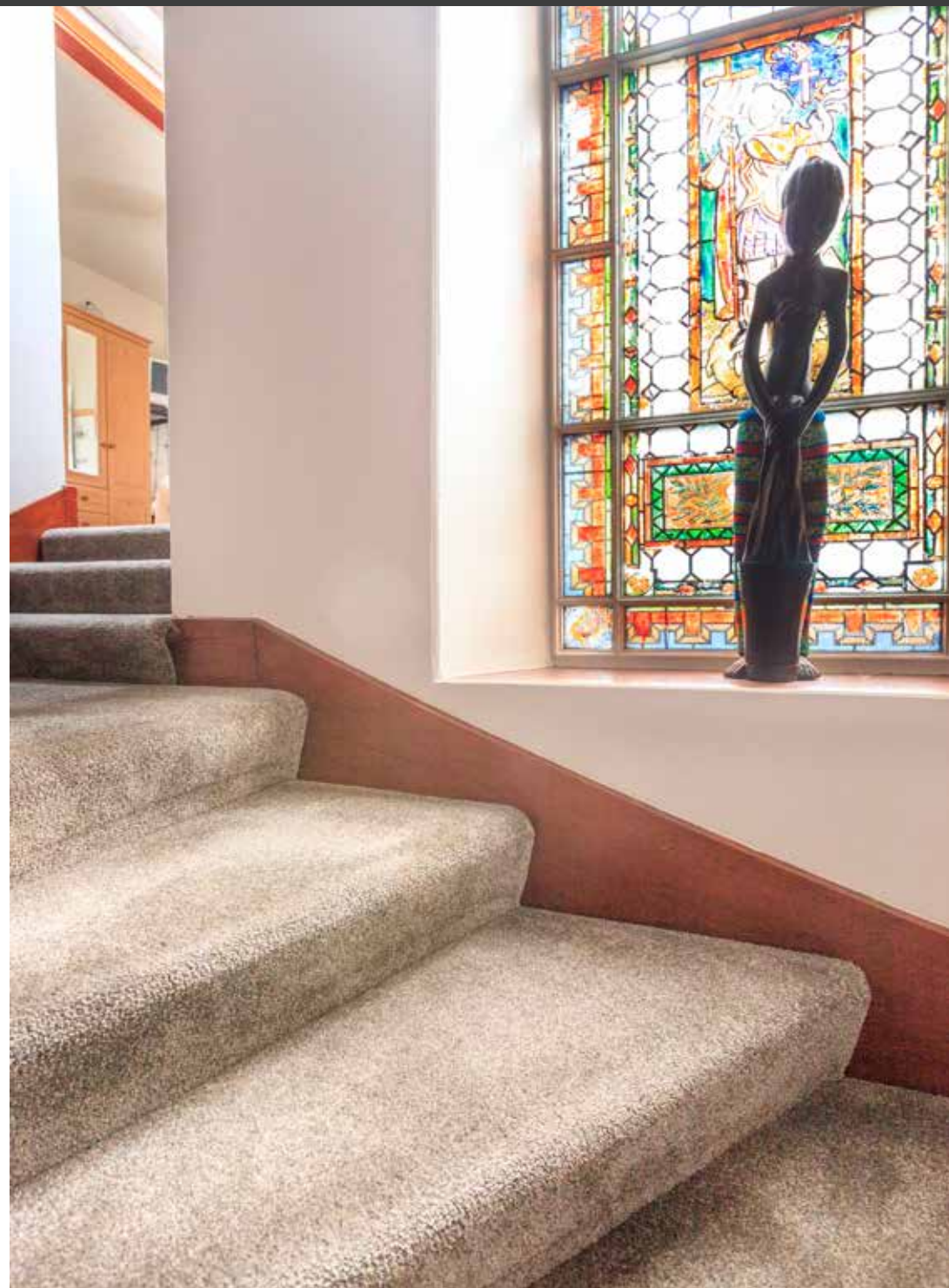
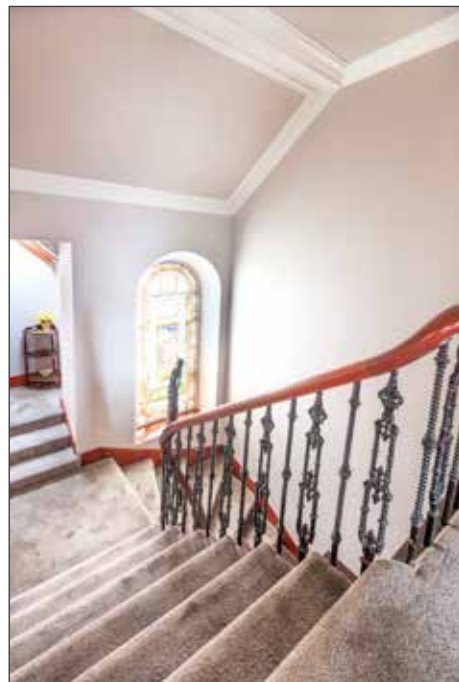
## KITCHEN'S & UTILITY ROOM





## STAIRCASE & LANDING

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# BEDROOMS & EN-SUITES





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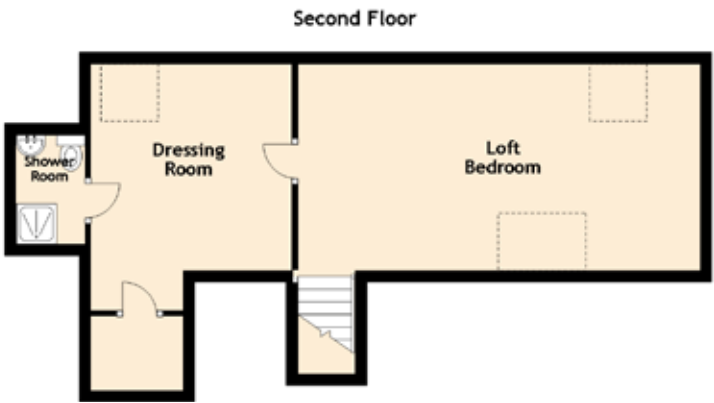


## LOFT BEDROOM & DRESSING ROOM





# FLOOR PLAN & LOCATION



Approximate Dimensions  
(Taken from the widest point)

## GROUND FLOOR

|               |                                |
|---------------|--------------------------------|
| Public Bar    | 10.70m (35'1") x 8.90m (29'2") |
| Lounge Bar    | 5.50m (18') x 4.80m (15'9")    |
| Dining Room   | 7.10m (23'4") x 4.90m (16'1")  |
| Hotel Kitchen | 5.40m (17'9") x 2.90m (9'6")   |
| Kitchen       | 4.70m (15'5") x 3.80m (12'6")  |
| Gents Toilet  | 4.30m (14'1") x 2.40m (7'10")  |
| Ladies Toilet | 3.20m (10'6") x 2.50m (8'2")   |
| WC            | 2.50m (8'2") x 1.24m (4'1")    |

## FIRST FLOOR

|            |                                |
|------------|--------------------------------|
| Bedroom 1  | 4.90m (16'1") x 4.81m (15'9")  |
| En-suite 1 | 3.70m (12'2") x 1.90m (6'3")   |
| Bedroom 2  | 4.00m (13'1") x 4.00m (13'1")  |
| En-suite 2 | 2.39m (7'10") x 1.10m (3'7")   |
| Bedroom 3  | 4.53m (14'10") x 3.76m (12'4") |
| En-suite 3 | 2.30m (7'7") x 1.10m (3'7")    |
| Bedroom 4  | 3.60m (11'10") x 2.90m (9'6")  |
| En-suite 4 | 2.50m (8'2") x 1.10m (3'7")    |
| Bedroom 5  | 3.30m (10'10") x 2.90m (9'6")  |
| En-suite 5 | 2.90m (9'6") x 1.90m (6'3")    |
| Office     | 2.90m (9'6") x 2.90m (9'6")    |

## SECOND FLOOR

|               |                               |
|---------------|-------------------------------|
| Loft Bedroom  | 7.00m (23') x 3.60m (11'10")  |
| Dressing Room | 4.30m (14'1") x 3.50m (11'6") |
| Shower Room   | 1.80m (5'11") x 1.20m (3'11") |

Extras (Included in the sale): To be discussed at formal offer.

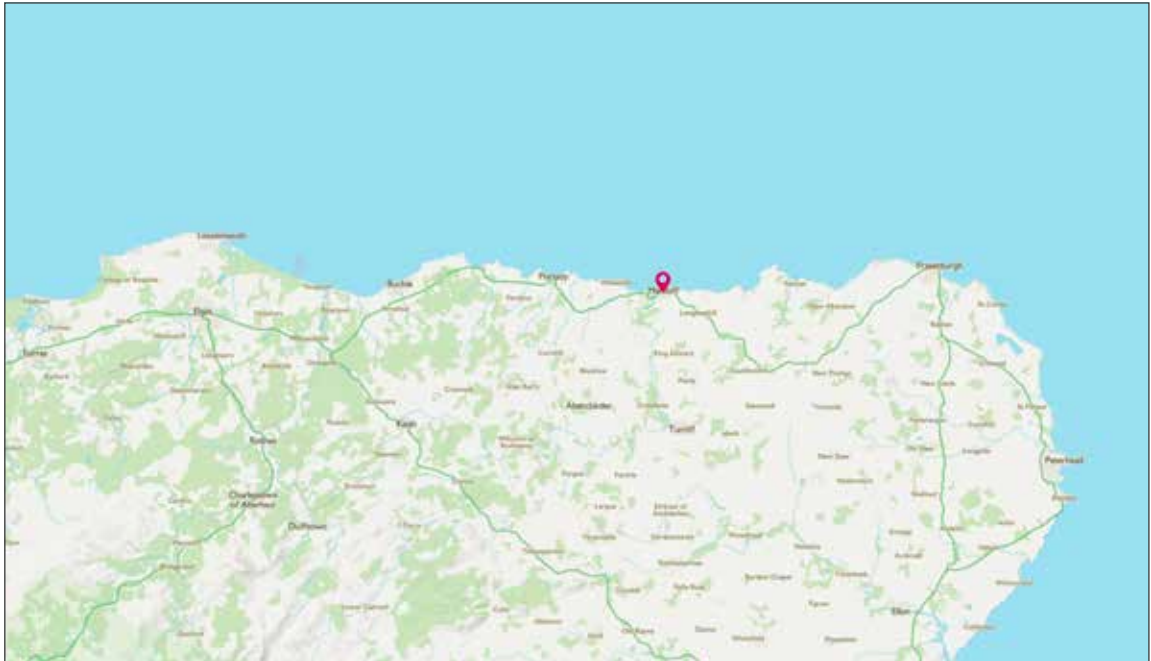
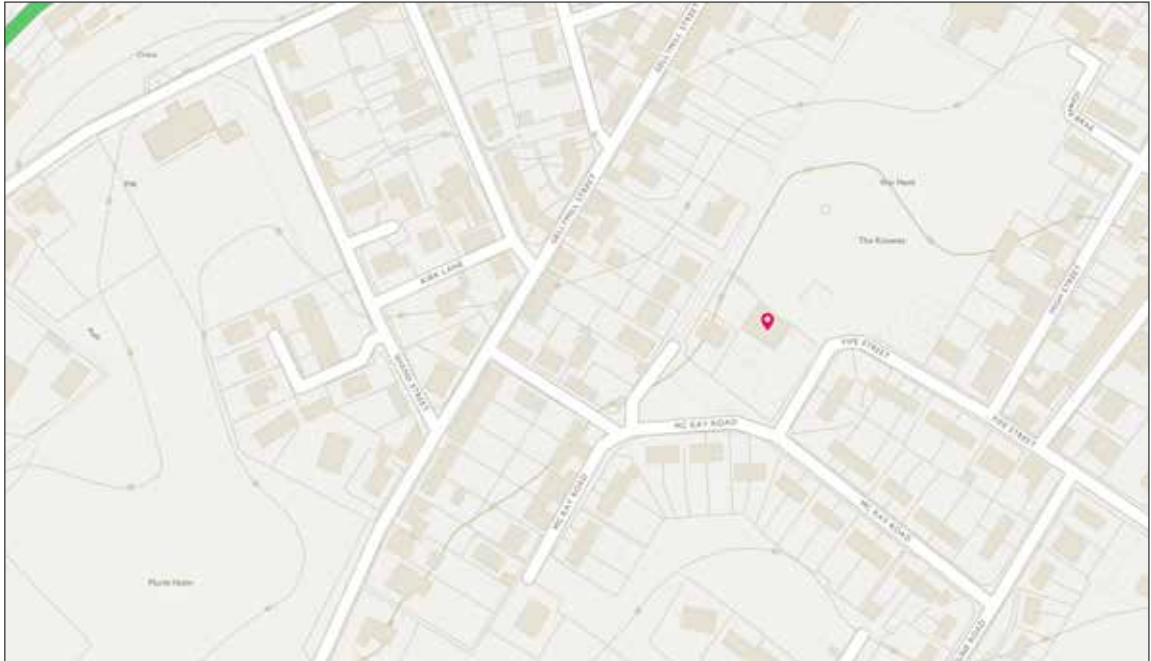


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





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