

# The Art Bank

75 HIGH STREET, DALBEATTIE, DG5 4HA



*A WELL ESTABLISHED SIX BEDROOM  
BOUTIQUE GUEST HOUSE*



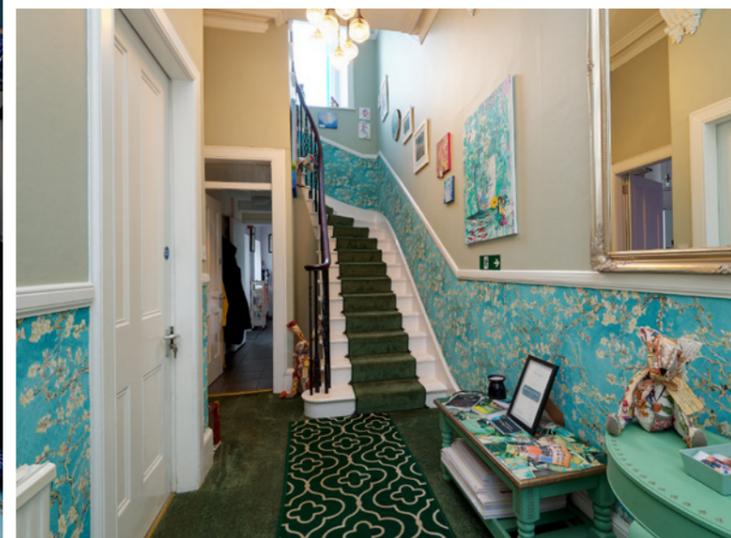
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McEwan Fraser Legal is delighted to offer to the market an exceptional opportunity to acquire The Art Bank a well-established six-bedroom guest house located in the heart of Dalbeattie a popular town in Dumfries and Galloway.

The semi-detached six-bedroom property sits on a larger than average plot and with the correct consents, the property would make a fantastic residential family home or indeed great serviced accommodation. Each room is individually decorated giving a real luxurious, boutique feel.

The welcoming entrance vestibule gives access to the hallway where you will find a very spacious and welcoming dining room, a newly fitted kitchen, modern shower room and an integrated garage. There are four double rooms on the first floor and a spacious lounge and the remaining two bedrooms are located on the second floor with a four-piece bathroom and kitchenette facilities. There is plenty of storage throughout the property.









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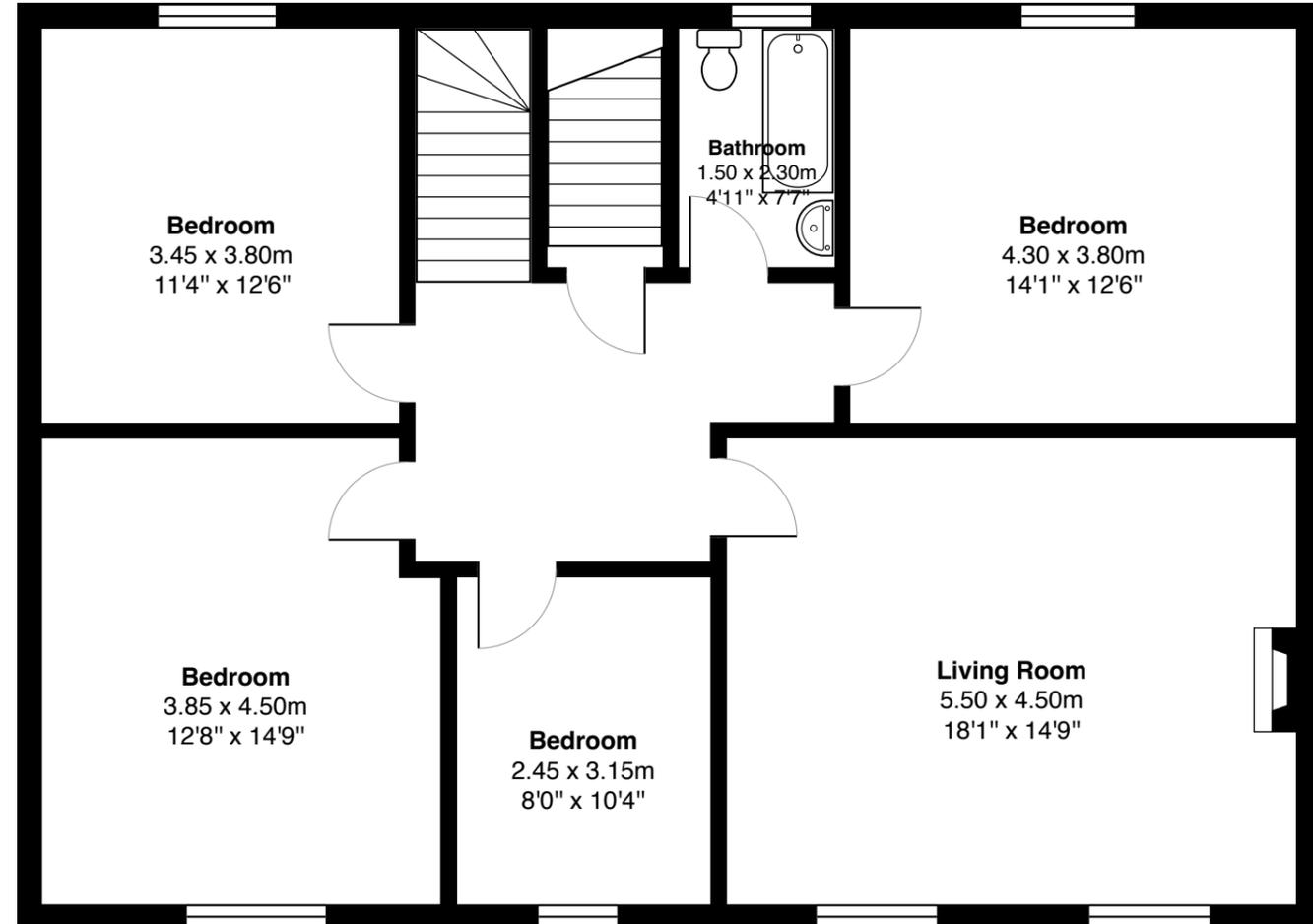
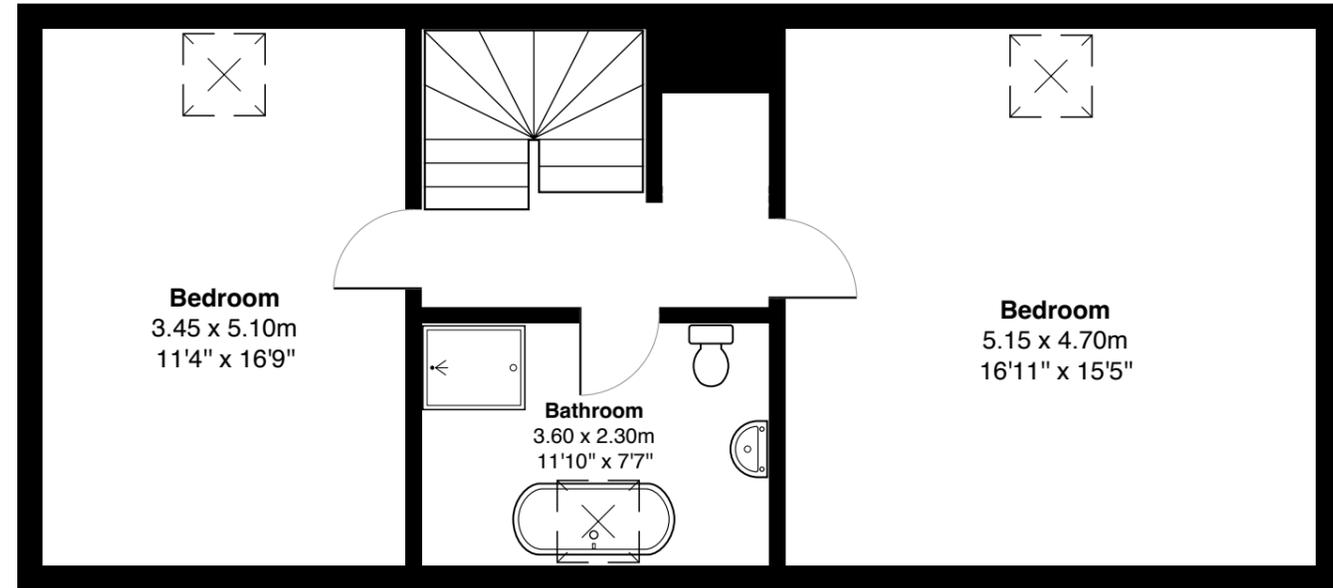
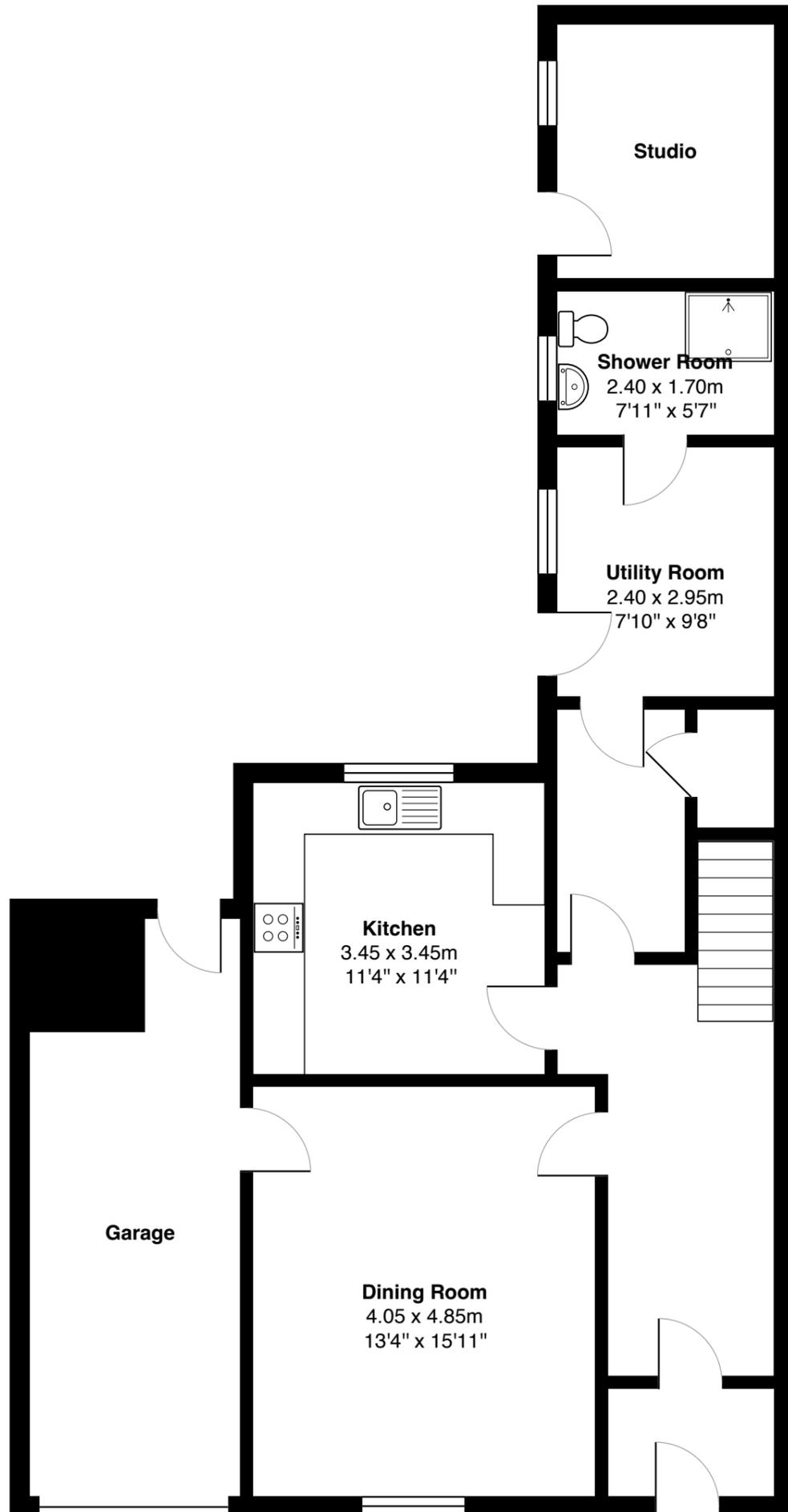
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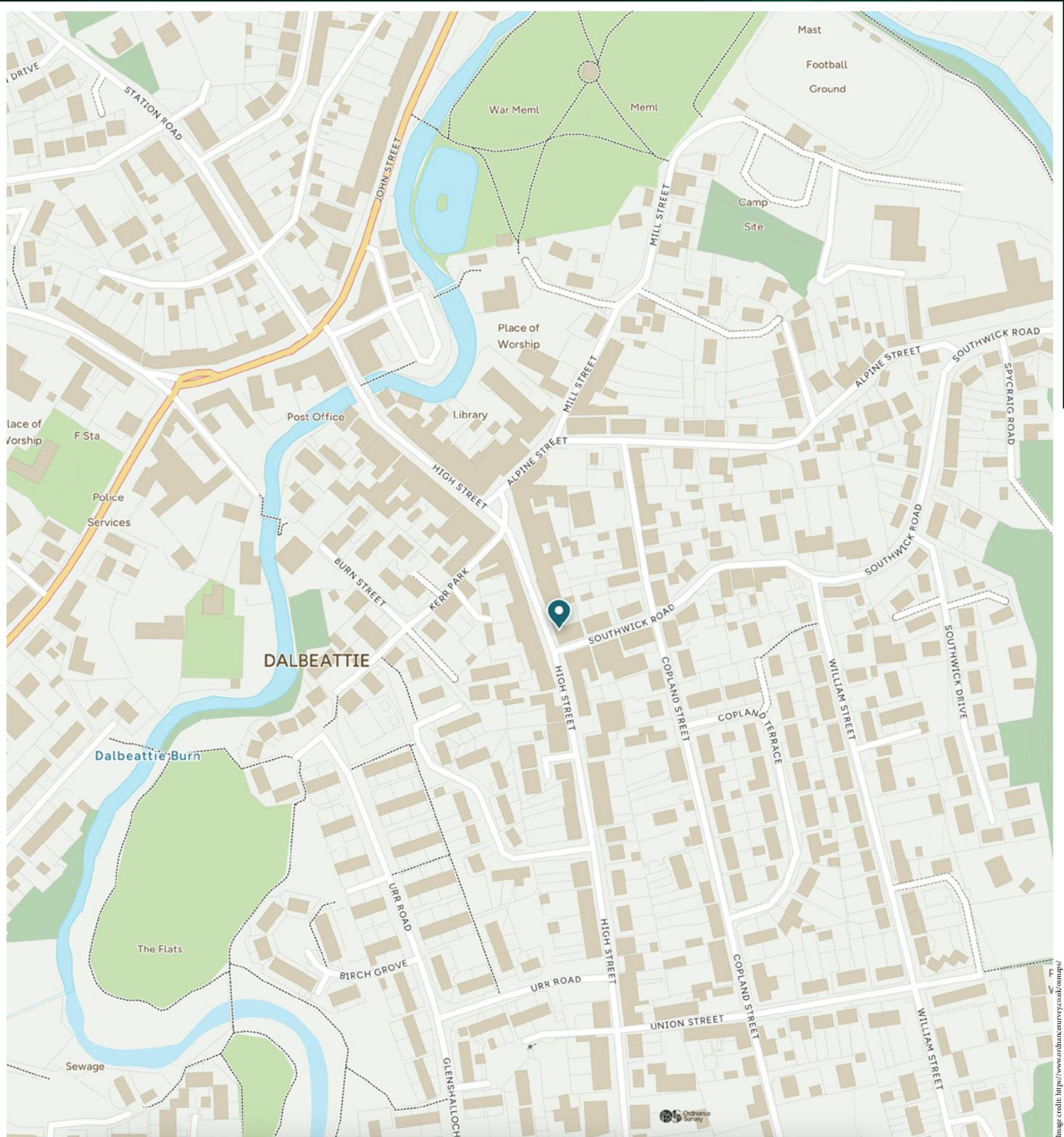
To the rear of the property is a larger than average private garden with a patio area and a lawned area. There is a large outbuilding currently being used as an artists studio.



Dalbeattie offers a range of amenities, including shops, supermarkets, cafes, pubs, restaurants, hotels, a health centre, pharmacy, garden centre, library, cinema, Post Office, and Town Hall. The surrounding area provides outdoor activities like sailing, horse riding, mountain biking, fishing, birdwatching, and scenic coastal and woodland walks. The award-winning Dalbeattie Learning Campus (opened in 2018) provides nursery, primary, and secondary education in a modern, landscaped setting.

Nearby attractions include the sailing village of Kippford (6 miles away) and sandy beaches at Rockcliffe, Sandyhills, and Southernness. The town is an ideal base for exploring the Colvend Coast and nearby castles and gardens.

The Solway Coast is a popular holiday destination, with easy access to Dumfries (15-20 mins), which features shopping, historic buildings, a college/university campus, and golf courses. Transport links include Dumfries train station (connections to Carlisle and Glasgow), major bus routes, and the M6/M74 via Moffat, Gretna, or Lockerbie (approx. 20 miles east).



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