



CRAIGIEBURN
Guest House

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105 ALEXANDRA PARADE, DUNOON, PA23 8AN


McEwan Fraser Legal
Solicitors & Estate Agents

Craigieburn Guest House

DUNOON

Craigieburn Guest House is situated in the popular pocket of Dunoon which is a thriving town which blossomed in the 19th century to become a major Clyde seaside resort and a favourite holiday spot for Glaswegians. Throughout the summer months, many tourists still visit Dunoon and enjoy walks along the promenade or a cruise down the Clyde.

As one of the main areas, Dunoon offers a range of amenities including a hospital, library, leisure centre and a variety of shops and supermarkets. Primary and secondary schooling is available in the town. Sporting activities in the area include excellent sailing, golfing, walking and both fresh and sea water fishing. Two ferry terminals are situated nearby, with regular sailings to Gourock and McNroy's Point, allowing very easy access to Glasgow and surrounding areas. Dunoon can also be reached by road via the A82 from Glasgow.





“...a thriving town which blossomed in the 19th century to become a major Clyde seaside resort...”



Craigieburn Guest House

SUMMARY

Part Exchange Available. McEwan Fraser Legal is delighted to bring to the market Craigieburn Guest House, a detached property which dates back to the 1900s and is a treasure-trove of antiquity; a perfect marriage of period splendour and traditional charm. Located in the highly desirable town of Dunoon with stunning views over the Firth of Clyde, Craigieburn Guest House is currently trading as a fully serviced 9-room guest house plus owners accommodation, split over three levels.

This is a unique opportunity to purchase a substantial property and business which has been developed in a very particular way and is currently operated with attention to detail very rarely experienced. Craigieburn Guest House has been under the ownership of our clients for over 14 years and during that time have carried out substantial refurbishments throughout the property. It is now time for the current owners to retire and allow someone else to enjoy a successful bed and breakfast.





Craigieburn Guest House

BASEMENT

Owners accommodation:- The owners benefit from spacious private accommodation.

The private accommodation is located on the ground floor and comprises of three double bedrooms, large lounge and breakfasting kitchen.

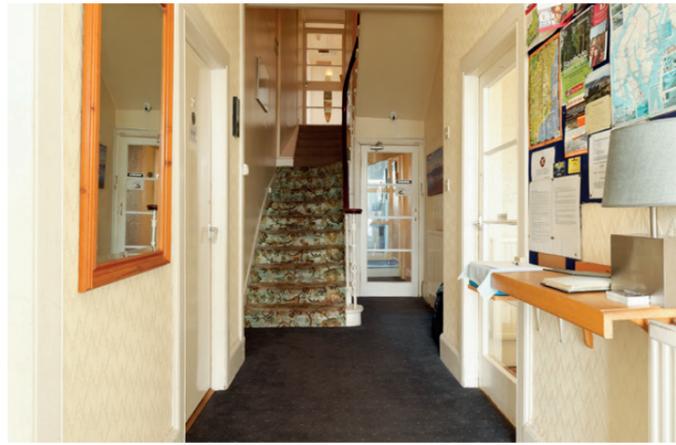


Craigieburn Guest House

GROUND FLOOR

Ground floor: - Main door access, spacious reception hallway, breakfast room presented for 16 covers (boasts a beautiful outlook) a total of 9 letting rooms split over 2 levels, three of which are on the ground floor along with two bathrooms.





Craigieburn Guest House

FIRST FLOOR

6 well-proportioned bedrooms with two bathrooms and a laundry room.

All bedrooms benefit from free Wi-fi, wash hand basins, tea and coffee making facilities and televisions.





Craigieburn Guest House

EXTERNAL

Externally the property benefits from a car park and lovely garden grounds for the guests to relax in. Outside generous grounds are a sheer delight, especially in summer months. Synonymous with the luxury inside they complete this tranquil property.

Presently the business is managed by owner-occupiers who have very successfully targeted all markets and have presented a particular quality of guest experience that has secured them glowing customer reviews and recommended the Craigieburn Guest House. The property also has the potential to be redeveloped into luxury high end serviced apartments or a very prestigious residential residence following the correct planning applications.



Craigieburn Guest House

DETAILS

Services.

The property has mains water, drainage, gas and electricity.

Tenure.

The property is held on the Scottish equivalent of Freehold.



Approximate Dimensions
(Taken from the widest point)

BASEMENT

Lounge	4.90m (16'1") x 3.60m (11'10")
Kitchen	4.70m (15'5") x 4.60m (15'1")
Bedroom 1	4.80m (15'9") x 3.80m (12'6")
Bedroom 2	4.10m (13'5") x 3.80m (12'6")
Bedroom 3	4.00m (13'1") x 3.60m (11'10")

GROUND FLOOR

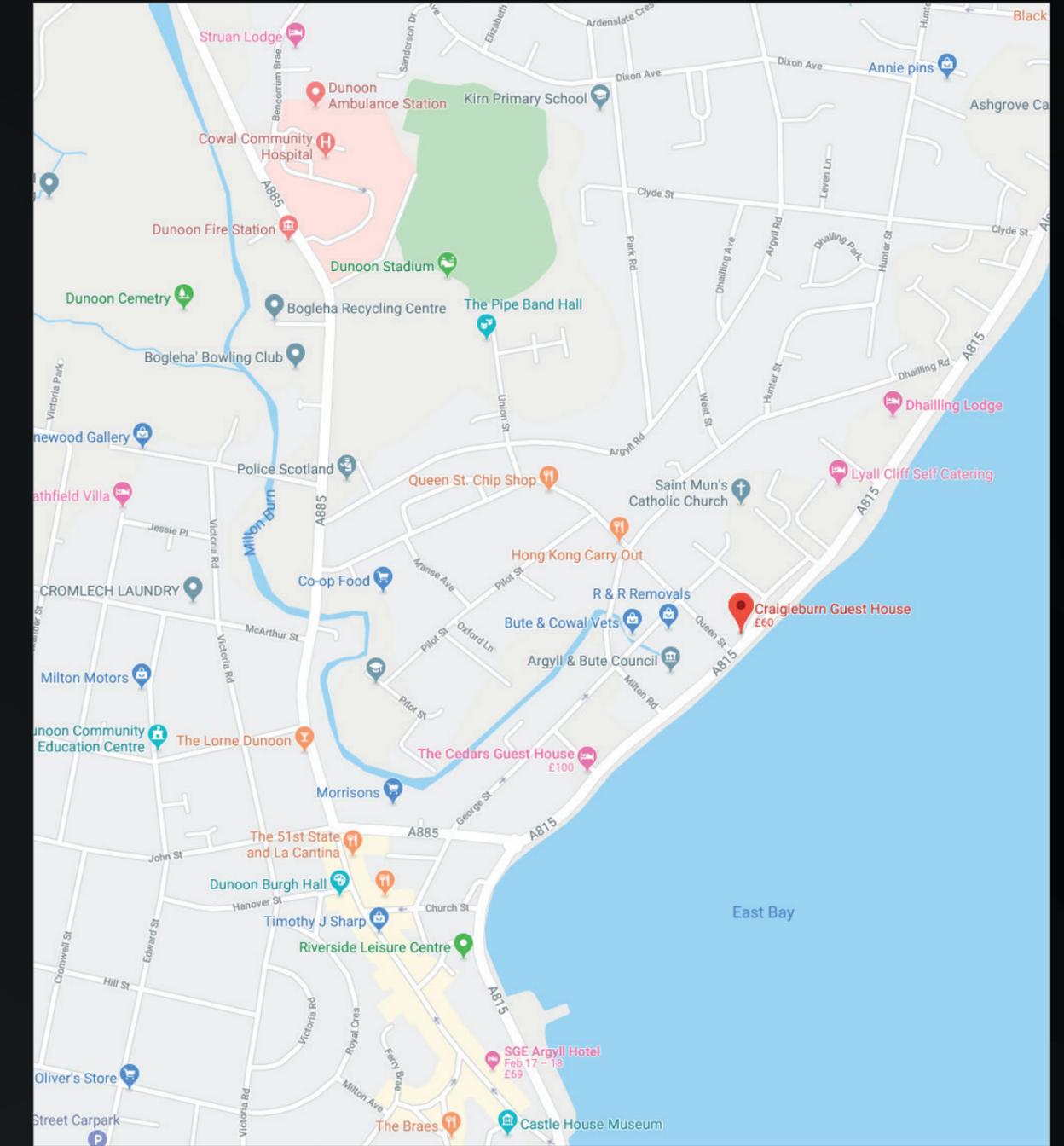
Dining Room	5.00m (16'5") x 4.07m (13'4")
Bedroom 4	3.80m (12'6") x 2.90m (9'6")
Bedroom 5	4.00m (13'1") x 3.80m (12'6")
Bedroom 6	3.80m (12'6") x 3.70m (12'2")
Shower Room 1	2.19m (7'2") x 2.00m (6'7")
Shower Room 2	2.20m (7'3") x 2.00m (6'7")
Laundry Room	4.49m (14'9") x 2.50m (8'2")

FIRST FLOOR

Bedroom 7	3.87m (12'8") x 1.28m (4'2")
Bedroom 8	3.60m (11'10") x 2.70m (8'10")
Bedroom 9	4.49m (14'9") x 2.00m (6'7")
Bedroom 10	3.60m (11'10") x 2.70m (8'10")
Bedroom 11	4.90m (16'1") x 2.87m (9'5")
Bedroom 12	3.20m (10'6") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 1.97m (6'6")
Shower Room 3	2.30m (7'7") x 2.00m (6'7")

EPC Rating: F

Extras (Included in the sale):
Carpets and floor coverings, light fixtures,
fittings, curtains and blinds.






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**Part
Exchange
Available**

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