

THISTLE HOTEL



25 New Road, Milnathort, Kinross, KY13 9XT

THE BAR



McEwan Fraser Legal is delighted to present to the market The Thistle Hotel situated in Milnathort a small town in Kinross-shire. This is a rare opportunity to purchase a thriving hotel, bar and restaurant.

The hotel's lounge, public bar area and restaurant are a popular choice with visitors to the area and benefit from the passing trade of campers, road trippers, hotel guests and day visitors to the area. The Thistle Hotel is known by the locals for its quality restaurant menu, coffee and cakes, local ales and whiskeys, live music, karaoke nights and modern cocktails which is why the current owners have managed to grow and maintain such a loyal customer base. The bar shows live sports all year round, hosts a weekly karaoke night and has regular live music events, it's easy to see why it's so popular with local residents.

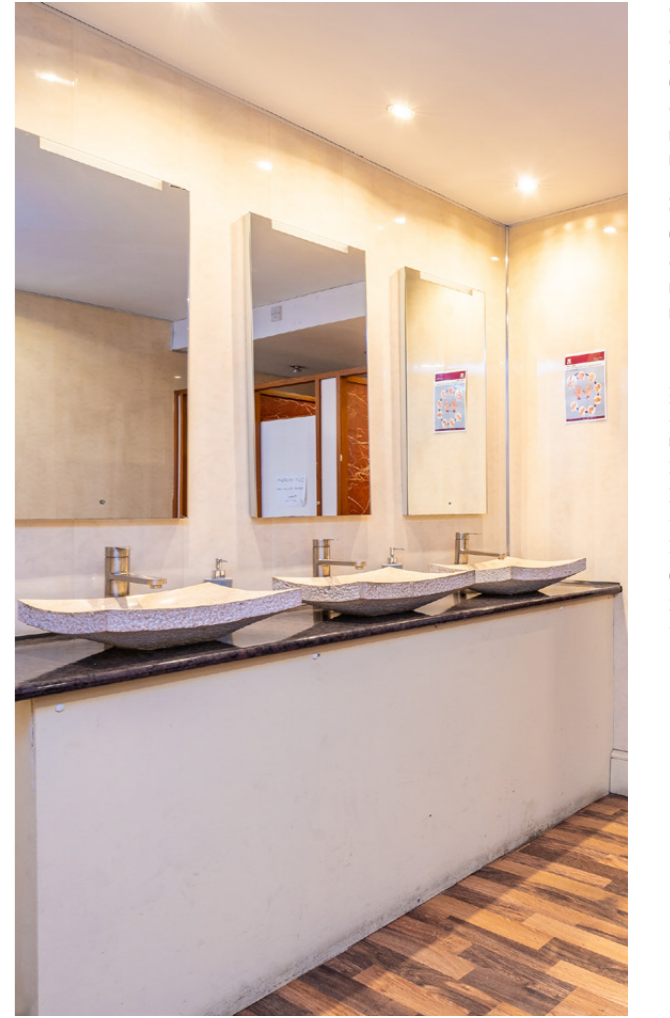




RESTAURANT ONE



The main entrance gives open access to the reception hall on the ground floor and situated to the front of the property you will find the welcoming lounge area and restaurant which is well known and highly regarded in the area for its high quality, locally sourced dishes.



To the rear of the hotel is the public bar area and function suite, commercial kitchen and curved bar with a well-stocked gantry. There is both ladies and gents' facilities on the ground floor.

RESTAURANT TWO



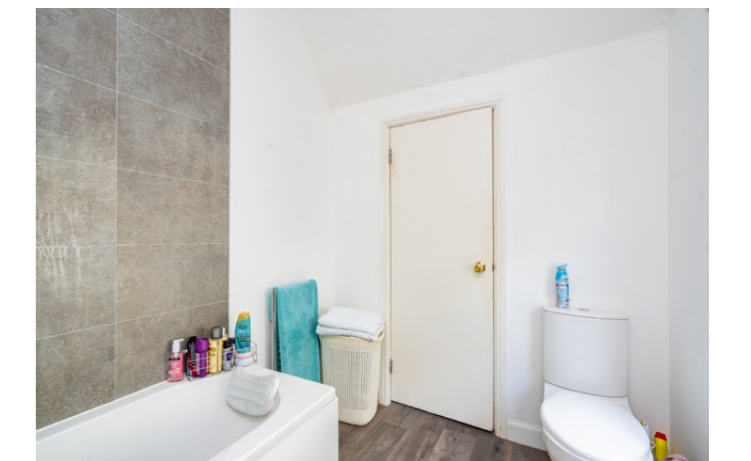


The six en-suite bedrooms are located on the first floor and provide a variation of double and family rooms.

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



GUEST ROOMS & EN-SUITES



-
SECOND FLOOR
-





OUTDOOR SEATING



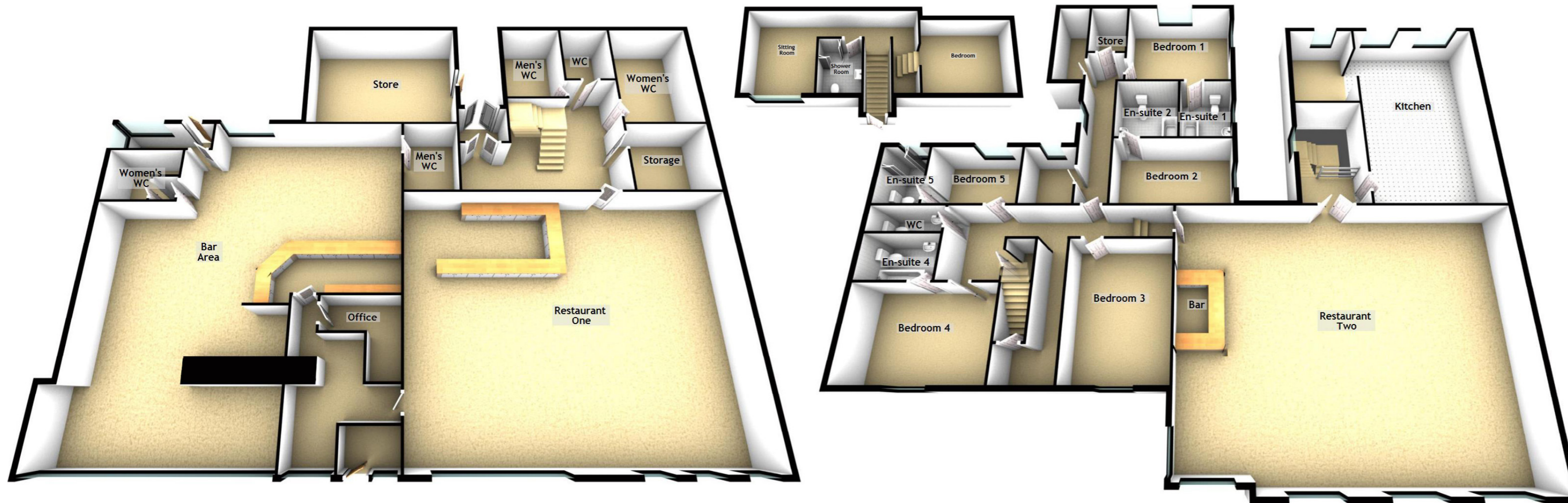
Overall, The Thistle Hotel is a thriving well looked after and loved investment at the heart of a popular Kinross-shire town providing the opportunity to work and live in the premises.

Tenure: Freehold.

Services, mains water, gas, electric and drainage.

Accounts: Will be made available following a formal viewing or note of interest by your solicitor.

FLOOR PLAN



Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Bar Area	12.70m (41'8") x 8.00m (26'3")
Restaurant One	12.00m (39'5") x 9.70m (31'10")
Office	2.90m (9'6") x 2.80m (9'2")

FIRST FLOOR

Restaurant Two	12.00m (39'4") x 9.50m (31'2")
Kitchen	7.80m (25'7") x 4.80m (15'9")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
En-suite 1	2.50m (8'3") x 2.00m (6'7")
Bedroom 2	4.50m (14'9") x 2.70m (8'10")
En-suite 2	2.50m (8'3") x 2.40m (7'10")
Bedroom 3	5.00m (16'5") x 3.60m (11'10")
Bedroom 4	5.00m (16'5") x 3.40m (11'2")
En-suite 4	2.70m (8'10") x 1.70m (5'7")
Bedroom 5	3.40m (11'2") x 2.30m (7'7")
En-suite 5	2.30m (7'7") x 1.69m (5'7")

SECOND FLOOR

Sitting Room	6.83m (22'5") x 3.40m (11'2")
Bedroom	3.60m (11'10") x 3.00m (9'10")
Shower Room	2.20m (7'2") x 1.70m (5'7")

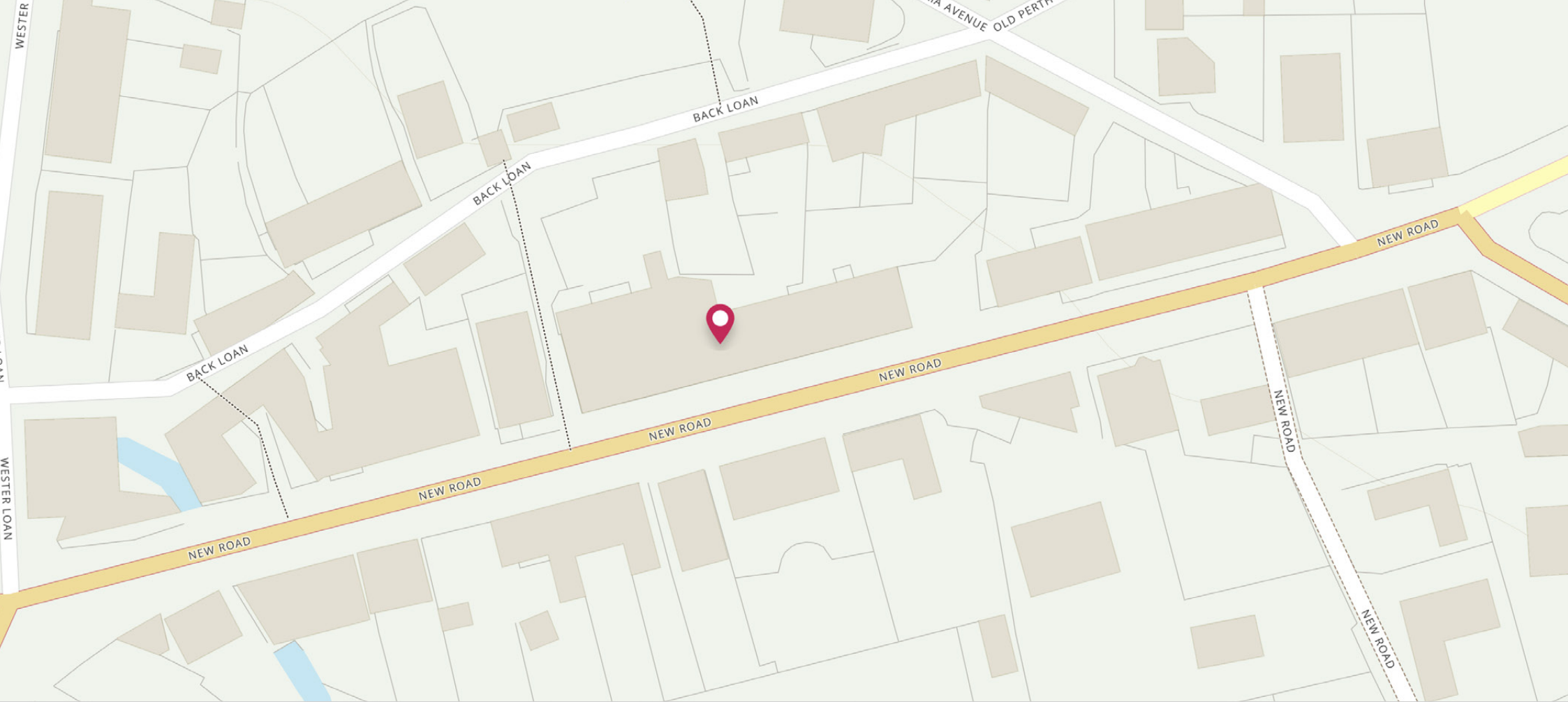
THE LOCATION



The Thistle Hotel is situated in Milnathort town centre and is surrounded by local amenities including local shops, cafes, restaurant facilities, specialist shops, 9 hole golf course and local parks. The Burgh of Kinross offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, churches, local bus services, sports clubs and health care facilities. There is a park and ride facility beside Sainsbury's supermarket offering express bus services to Edinburgh, Perth and Dunfermline.

The extensive amenities of Dunfermline and Perth are accessible via the nearby M90 motorway and include excellent shopping facilities, retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities. Edinburgh which is approx. 30 miles away offers superb facilities including shopping, leisure and cultural facilities as well as an International Airport.





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