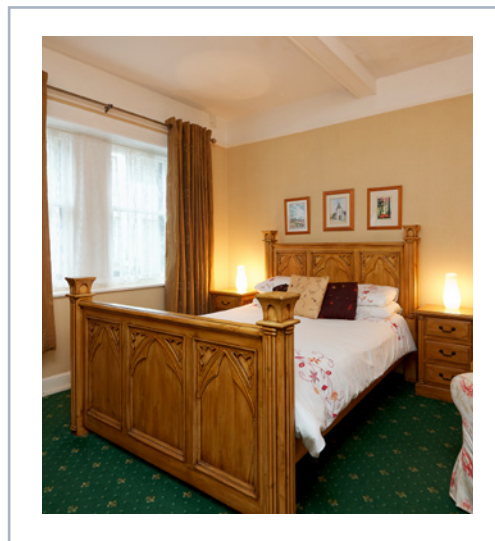




CROSS KEYS HOTEL

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

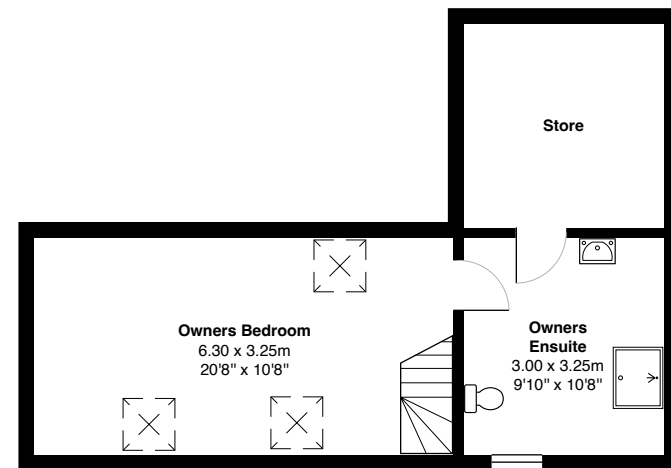
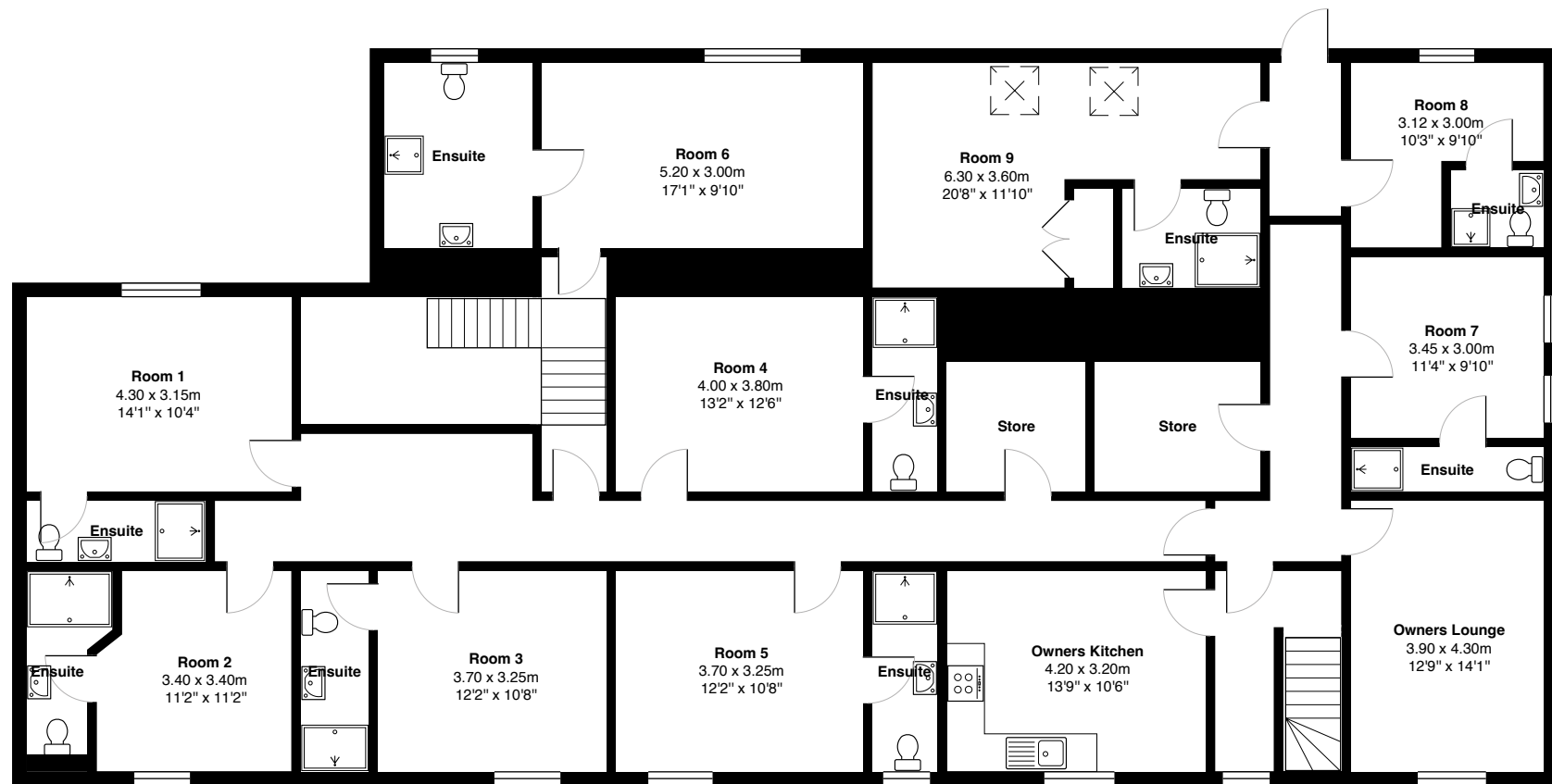
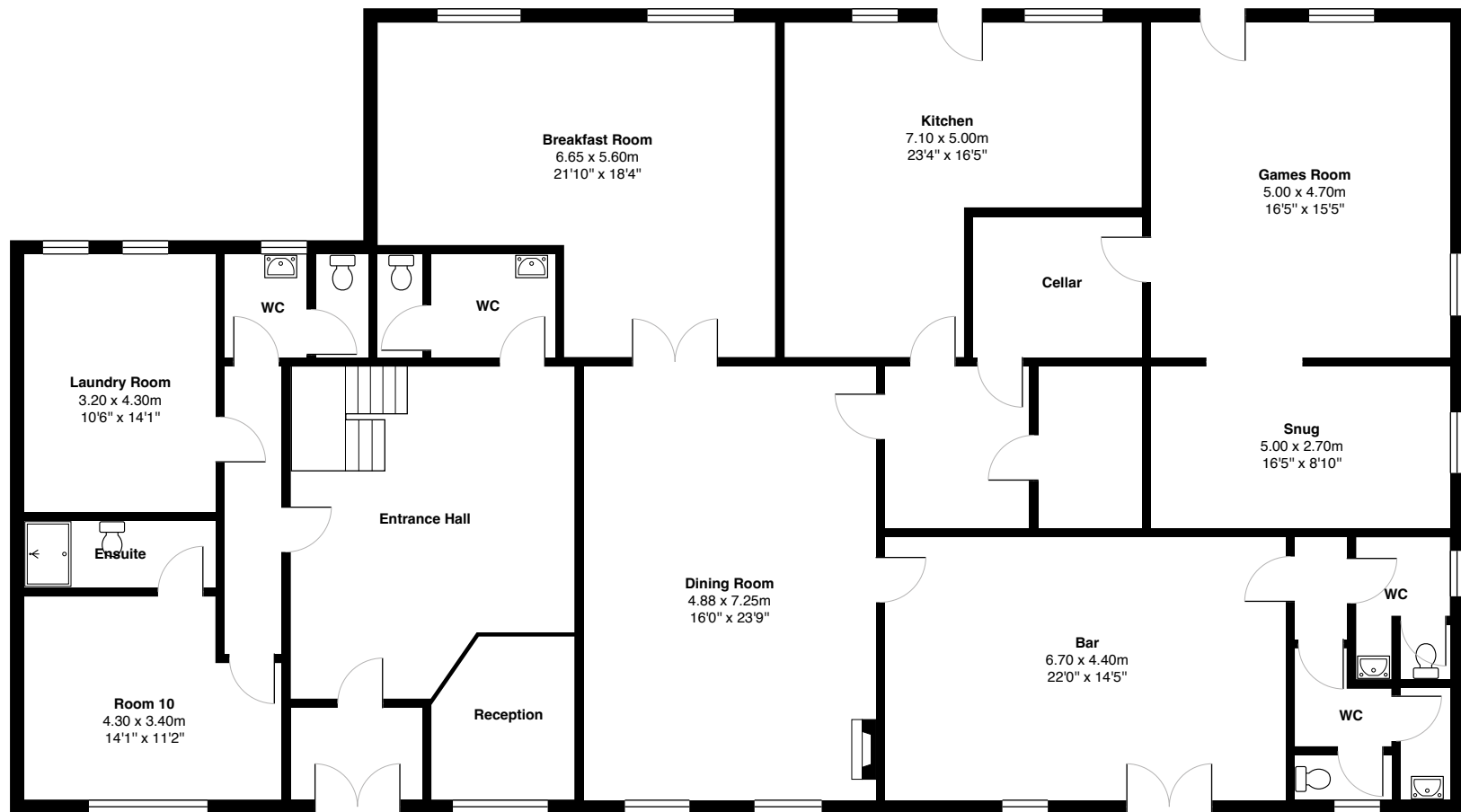




BEDROOMS & EN-SUITES



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.

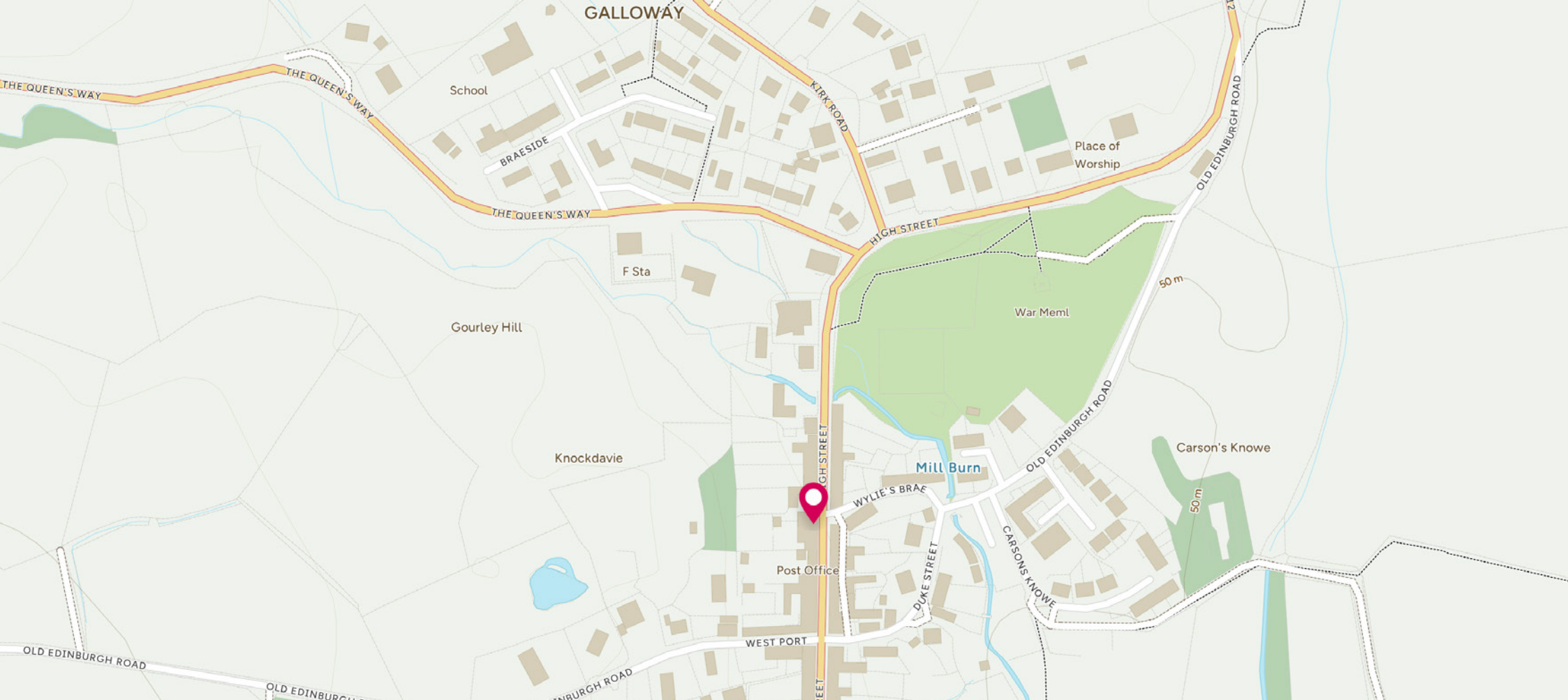


The Location

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. 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.





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