



Monreith Arms Hotel, 3 The Square

Port William, DG8 9SE

Offers Over **£190,000**

Monreith Arms Hotel

3 The Square, Newton Stewart

The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 11 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (17 miles) and Stranraer (23 miles).

- Substantial non listed stone building
- Coastal village location
- Traditional features
- Spacious accommodation
- Sea views
- Potential for residential or commercial premises



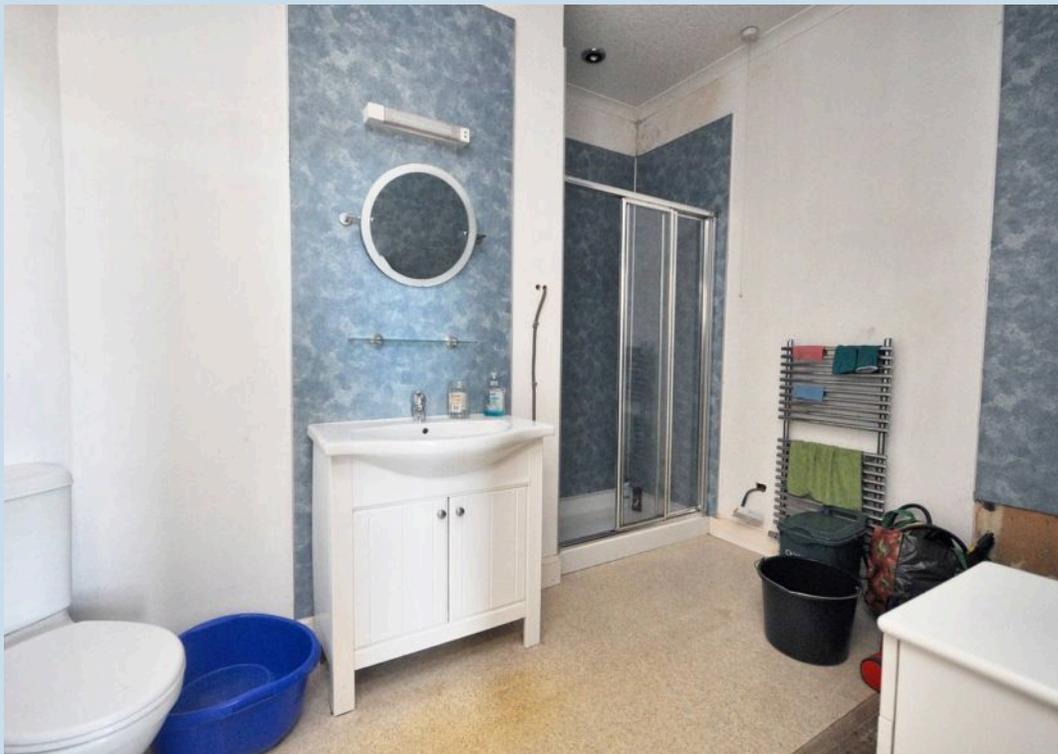
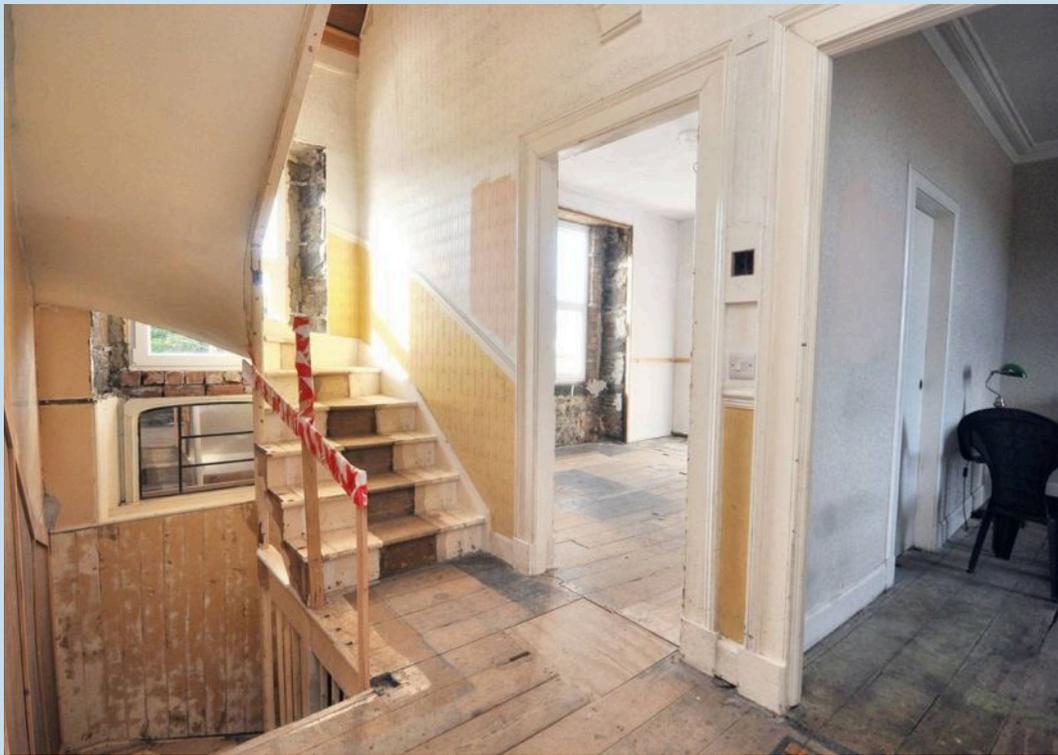
In the quaint coastal village, this former detached hotel presents a unique opportunity for those seeking to own a piece of history and potential for a versatile living or business space. Boasting a substantial non-listed stone construction that exudes character and authenticity, this property stands as a testament to traditional architecture with its enduring charm.

Stepping inside, one is greeted by spacious, offering an ideal canvas for transformation into a residential sanctuary or a thriving commercial enterprise. The allure of traditional features, intricately woven into the fabric of the building, adds a touch of elegance and nostalgia to the space, creating an ambience that is both timeless and inviting. Adding to the property's appeal are the enchanting sea views that can be glimpsed from various vantage points.

In conclusion, this 0 bedroom detached hotel stands as a beacon of possibility, with its traditional allure, spacious accommodation, and awe-inspiring sea views creating a canvas ripe for transformation. With a location that balances tranquillity and convenience, this property beckons to those with a vision and a dream, inviting them to step into a world where history meets opportunity. Proposed plans are available upon request.









NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX: TBC

EPC RATING TBC

SERVICES Mains electricity, water & drainage.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104 OFFERS Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

CONDITIONS OF SALE

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

