12 St Johns Road | Annan | Dumfries and Galloway | DG12 6AW

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12 St Johns Road, Annan, Dumfries and Galloway, DG12 6AW

- 6 En-Suite Letting Rooms
- 3 Star Guest House
- 3 Bed Owners Accommodation
- Excellent Central Location
- Turnkey Opportunity
- Excellent Reputation and Online Reviews
- Off-Street Parking
- Freehold

Summary

The Old Rectory is a delightful Victorian former Rectory that was built in the 1860s, it has been pleasantly refurbished to create a 6 ensuite bedroom guest house in the charming market town of Annan. The property is in immaculate condition and has been very well maintained. The business is offered in genuine walk in fashion boasting good margins and excellent reputation. The Royal Burgh of Annan is ideally situated for exploration of this beautiful area of Scotland, the Lake District and Hadrian's Wall.

Situation

The town of Annan benefits from having a thriving community that is well serviced in terms of local amenities including major shopping facilities, schools, cinema, hotels, public houses, restaurants, hospital, and doctors' surgeries. The town further benefits from excellent road networks including access to the M6 and M74 motorways as well as public transport networks including the train station providing services to Carlisle, Dumfries, and Glasgow. Annan is popular with tourists and those participating in outdoor pursuits such as walking and hiking, fishing, and golfing.

The Business

The Old Rectory is an established 3 star guest house benefiting from an excellent reputation and subsequent strong reviews. The charming Victorian buildings provides 6 en suite letting rooms all decorated and maintained to an excellent standard. The potential letting room on the ground floor is currently used as a Treatment Room for another element of the business. The strong tourist trade in the town ensures demand is high for good quality accommodation and repeat bookings are common, especially among travellers and workers. Breakfast is provided and is served in the dining room at the front of the property. Original features and the thoughtful furniture ensure a pleasant ambience. The guest house has its own well designed and informative website which allows direct bookings. The business operates all year round, during the peak season, June to September, occupancy levels can approach near 100%. The business is currently being run by the owners to suit their own lifestyle and is easily managed. New owners will benefit from being able to commence immediate trading. Room rates start from £47 per night for a single and £72 per night for a double room.

Property

The property is offered in true walk-in condition with all rooms very well furnished and decorated with great care taken to retain a number of the original Victorian features. Entering through the front door, visitors are welcomed by a long reception hall with stairs leading to the upper floors. Immediately on the left is the owner's private lounge and dining room. On the right hand side are the guest dining room and an ensuite bedroom that is currently used as a treatment room. There is a spacious and well equipped modern kitchen at the rear of the property along with a Utility Room and WC.

The first floor landing leads to the five ensuite letting rooms. All rooms are decorated and furnished to a high standards. There are two spacious rooms at the front of the building and 3 at the rear. There is also a private office.

The current owners have extended the property by completing a loft conversion. A stair leads to the 2nd floor where they have created 3 bedrooms and a family bathroom.

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

The property is held on a Scottish equivalent of Freehold.

External

This extensive stone building has a small enclosed front garden with a variety of shrubs. At the rear of the property there is a large, enclosed garden with private parking. The garden is mainly laid to lawn with a number of mature shrubs and trees.

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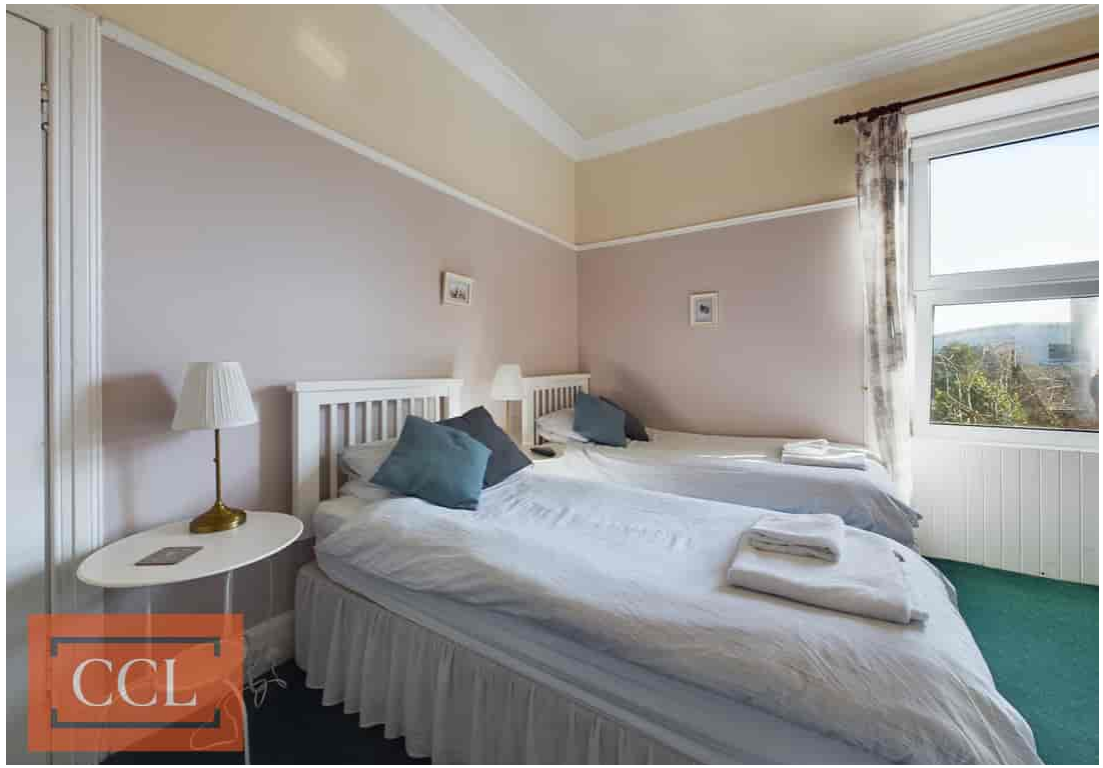
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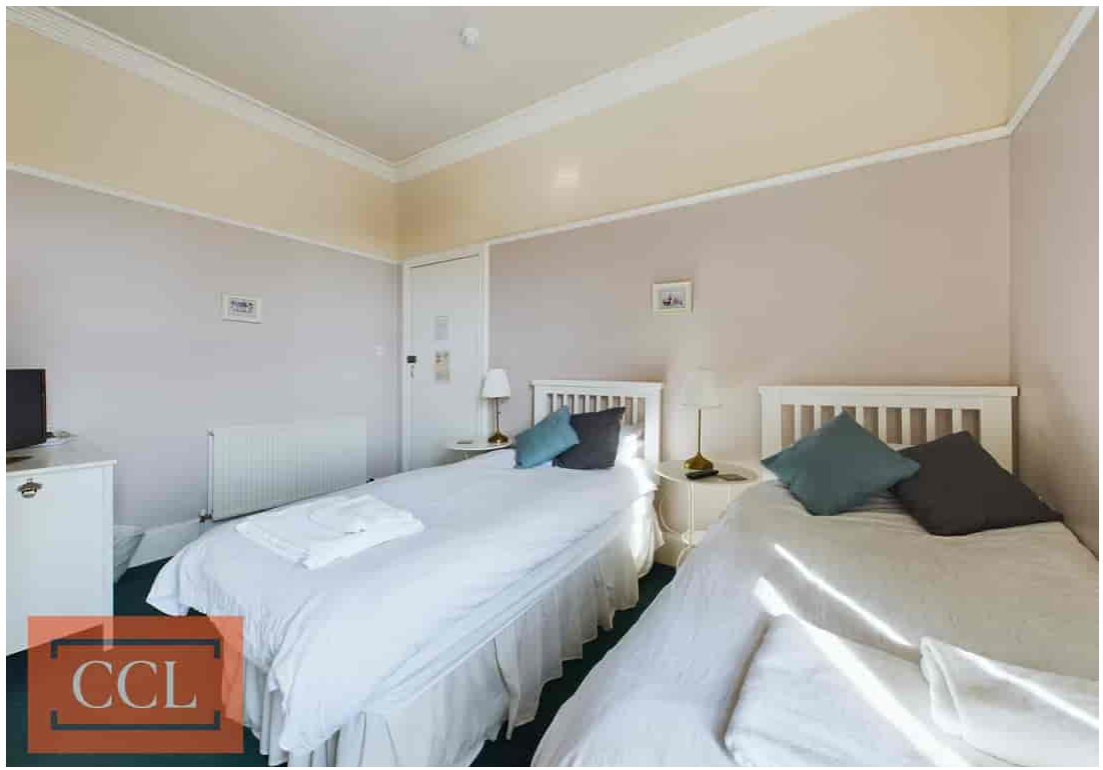
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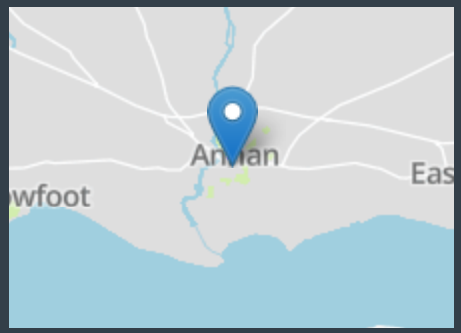
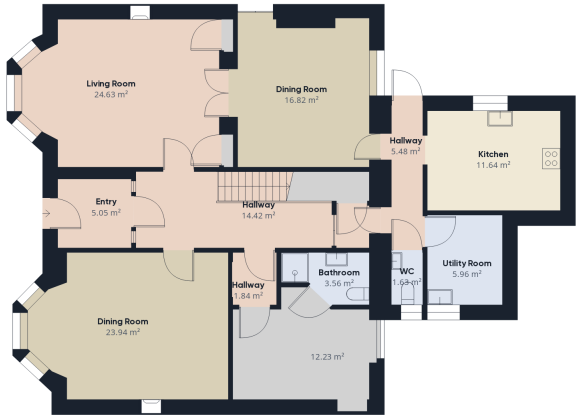
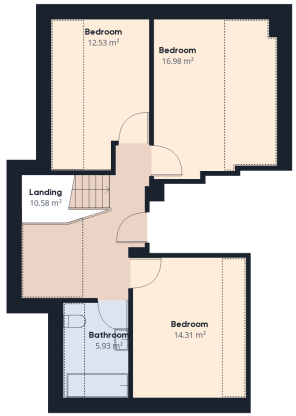




Floor 0

Floor 1



Floor 2

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Approximate total area[1]
296.71 m²

Reduced headroom
23.3 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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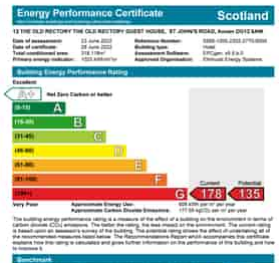

All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

62 High Street, Elgin, Moray, IV30 1BU
T: 01343 610520

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.