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The Old Thistle Inn, Westruther,

TD3 6NE

Guide Price: £195,000



Now £25,000 Below Original Asking Price

A unique opportunity has arisen to purchase The Old Thistle Inn - the one and only bar and restaurant in the picturesque village of Westruther. Filled with original charm and period features and thriving all year round, The Old Thistle Inn, has a variety of loyal customers and is very well known for their steaks which have earned them an amazing 4.5 stars on Trip Advisor.



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GROUND FLOOR

Hallway, Bar & Bar Area, Two Dining Rooms, Games Room, Working Kitchen, Larder, Utility Room, Female WC, Male WC

FIRST FLOOR

Landing, Lounge, Bathroom, Master Bedroom, Bedroom Two

ATTIC

Bedroom Three / Storage

EXTERNAL

Beer garden to the rear as well external seating to the front.



Situation:

Westruther is a picturesque village on the B6465, on the lower slopes of the Lammermuir Hills, in former Berwickshire. Westruther is located approximately 8 miles from Gordon, 13 miles west of Earlston, 14 miles north of Kelso and around 34 miles south of Edinburgh and is home to a well regarded primary school as well as a fantastic community. Additional places nearby include Duns , Greenlaw , the Lammermuir Hills , Longformacus and the Watch Water Reservoir.

Description:

A unique opportunity has arisen to purchase The Old Thistle Inn - the one and only bar and restaurant in the picturesque village of Westruther. Filled with original charm and period features the commercial premises consists of an entrance hallway, bar and bar area, games room, two dining rooms, working kitchen, utility room, larder, male WC and female WC on the ground floor. The property then extends upward to provide a residential dwelling on the first floor consisting of a hallway, lounge, bathroom and two double bedrooms as well as a large third bedroom on the attic floor. Thriving all year round, The Old Thistle Inn has a variety of loyal customers and is very well known for their steaks which have earned them an amazing 4.5 stars on Trip Advisor. The bar area is rich with history and is a hit with the locals with many of functions being held here. There is also a fantastic garden area to the rear that provides additional seating and a lovely place to enjoy your meal or refreshment on a warm day as well as roaring open fires that provide warmth and the perfect atmosphere through the winter. In addition to the rear external space, there is also an area to the front of the building which provides brilliant kerb appeal to passers by and has recently had gazebo's and seating installed to maximise the capacity of the pub. There is also potential to use the first and attic floor of the property as a b&b or to be kept as a home for the live-in manager of The Old Thistle Inn.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

EPC:

Pending

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336

Trading Information:

Trading information can be obtained by those with a serious interest in purchasing.

Legal costs:

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT.

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.