

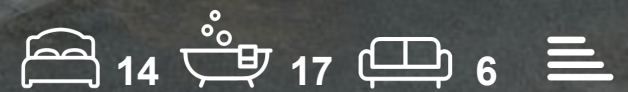


MONTGREENAN  
PROPERTY GROUP



The Abbotsford Hotel  
Ayr, KA7 2ST

Offers in excess of £795,000



## The Abbotsford Hotel

Ayr, KA7 2ST

Montgreenan Property Group are delighted to present to the market The Abbotsford Hotel, Ayr.

An exciting & unique opportunity to acquire a super striking & iconic Art Nouveau inspired 14-bedroom hotel (circa 1915) set within one of the most peaceful, picturesque & exclusive regions of Ayrshire.

Moments from the Old Racecourse, renowned golf courses of Belleisle & Seafield, Rozelle Country Park as well as Ayr Seafront & Town Centre.

Originally constructed in 1915 as a private house, The Abbotsford Hotel has been an Ayrshire Institution for almost 60 years & is only being sold due to retirement.

The very flexible accommodation lends itself to a multitude of different purposes & is sure to delight a vast array of potential purchasers. Particularly hoteliers, restaurateurs, property developers & those looking for an incredible, one of a kind building to convert into a luxurious stately home (subject to relevant planning consents).

A welcoming entrance vestibule gives way to; reception, ladies & gents toilets, kitchen, restaurant, games room with a lovely semi-circular banquette booth housed with the turret & Copper Bar with doors leading out to the popular sun terrace.

Of particular note, the magnificent function suite boasts separate bar,





access to the kitchen, modern upgraded ladies & gents toilets, as well as disabled toilets & a gorgeous sunny glass conservatory. perfect for weddings / functions & or a new restaurant.



The 1st floor hosts a wonderful duplex apartment, which could be utilised as staff / customer accommodation benefiting private dining kitchen & lounge with triple aspect views over the Old Racecourse from the turret at the front of the property.

Office, 14 bedroom's all with en-suite facilities & cellar complete the accommodation.



Externally, this very commanding plot is vast & really must be seen in person to appreciate the size of the opportunity on offer.

This type of building is extremely rare to market.

Early viewing is advised.



