



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Burns Tavern**

18-20 TITCHFIELD STREET, GALSTON, KA4 8AP



## THE PUB

Smartly presented traditional pub with real potential, accompanying 3-bedroom flat above. Well looked after and neatly presented business comprising a welcoming entrance and a main bar area thereafter. There is also a cellar, kitchen area and lounge with a separate bar that would be perfect for private events or accommodating bar lunches.

Externally the garden area is a real sun trap and this would be ideal to turn into a beer garden. Room for turnover expansion with food sales. A great business opportunity.





## THE FLAT

The bright and spacious three-bedroom flat with separate entrance is deceiving from the outside. It boasts three large bedrooms with a range of furniture configurations, one of which is complemented with an en-suite, a lounge and kitchen with utility are and a family bathroom. The lounge is flooded with natural light from the windows to the rear and the fire gives the room a real cosy feel. The large kitchen has a host of modern floor and wall mounted units and a host of integrated appliances. A door from this zone leads you onto the private roof terrace, which is a real sun trap.

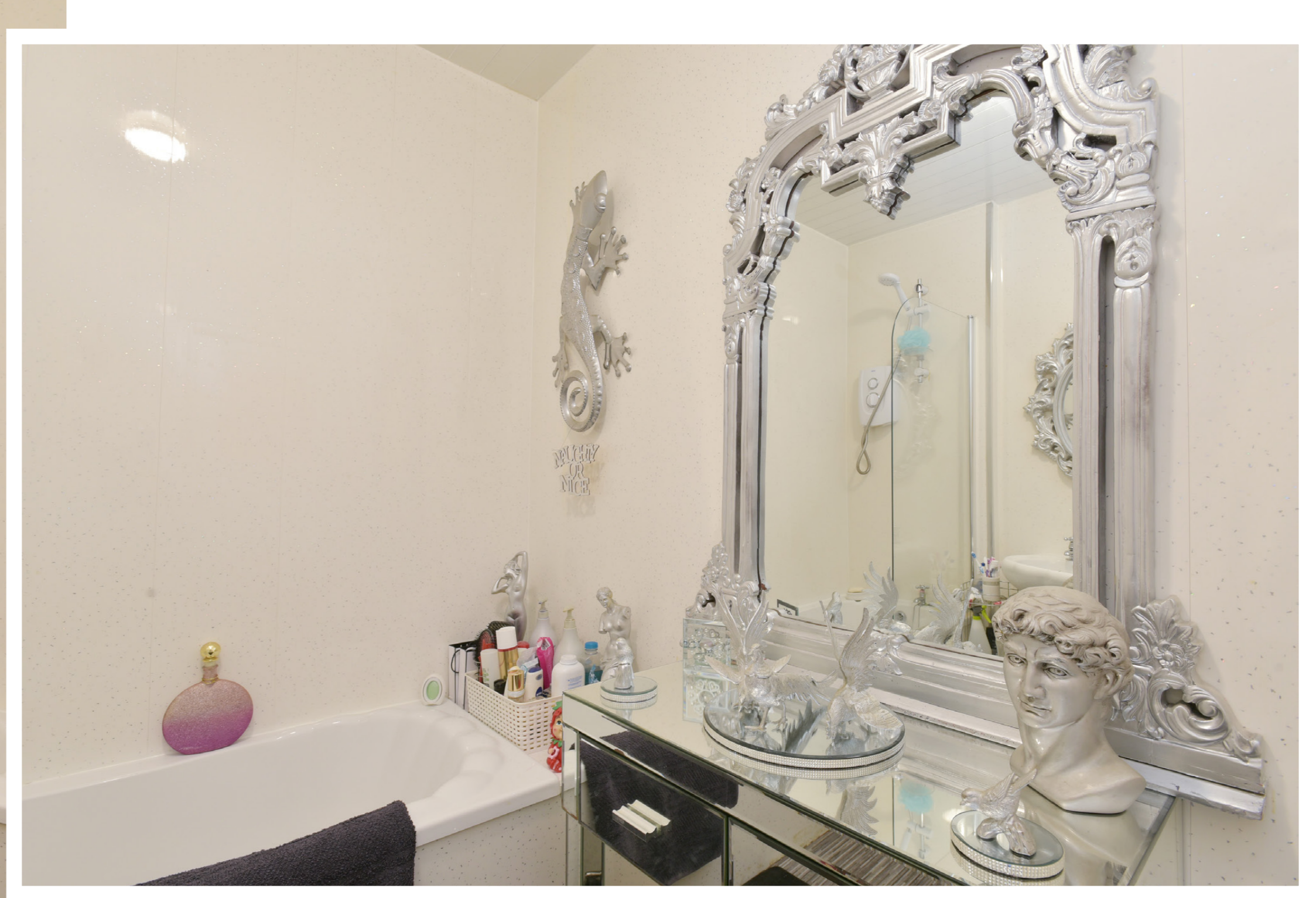














Approximate Dimensions  
(Taken from the widest point)

**THE PUB**

Bar 17.20m (56'5") x 5.04m (16'6")  
Lounge 12.59m (41'4") x 4.26m (14')

**THE FLAT**

Lounge 7.00m (23') x 3.45m (11'4")  
Kitchen 7.00m (23') x 2.70m (8'10")  
Bedroom 1 5.33m (17'6") x 5.04m (16'6")  
Bedroom 2 5.33m (17'6") x 2.95m (9'8")  
En-suite 2.95m (9'8") x 1.10m (3'7")  
Bedroom 3 4.47m (14'8") x 2.51m (8'3")  
Bathroom 2.43m (8') x 2.04m (6'8")  
Utility 4.47m (14'8") x 1.42m (4'8")

Extras (Included in the sale): Pub is sold as seen with all furniture. Flat: Carpets, floor coverings, light fixtures and fittings, curtains and blinds.





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