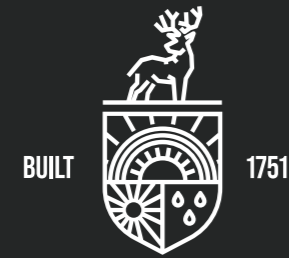




PHILIPBURN
HOTEL

LINGLIE ROAD, SELKIRK,
SCOTTISH BORDERS, TD7 5LS

McEwan Fraser Legal
Solicitors & Estate Agents



PHILIPBURN HOTEL

Nestled on the edge of Selkirk amidst the stunning Scottish Borders countryside, The Philipburn Hotel is an elegant luxury country house hotel combining historic character with contemporary style. Originally dating back to 1751, this impressive manor house offers 20 beautifully appointed guest bedrooms, comprising 12 individually styled rooms within the main house, together with a further 8 garden rooms. The hotel provides an excellent range of guest facilities, including a restaurant, spacious function suite, boardroom, stylish lounge and welcoming public bar. Set within beautifully landscaped and meticulously maintained grounds, the property enjoys extensive outdoor space featuring manicured lawns, a seating terrace and an attractive open-air pavilion, perfectly suited for wedding ceremonies and events.

Operational areas are equally impressive, with a modern and professionally equipped commercial kitchen supported by dedicated food preparation, storage and laundry facilities. Further enhancing the offering is spacious owner accommodation comprising a two-bedroom residence. The present owners have developed a profitable corporate business serving both local companies and a constant stream of contractors country-wide visiting the Scottish Borders for work purposes. Combining an established hospitality business with an exceptional setting and extensive facilities, The Philipburn Hotel represents a rare and compelling opportunity for a discerning purchaser.





The business is firmly established as a successful commercial operation, generating strong turnover with clear scope to enhance both revenue and profitability. Trading is underpinned by 20 well-appointed en-suite guest bedrooms and a thriving wedding and events business, with forward wedding bookings already secured into 2027. A key feature of the property is its impressive function suite, one of the largest in the Scottish Borders, accommodating up to 200 guests. Outdoor ceremonies are catered for in two picturesque settings: a pergola framed by climbing plants at the edge of the lawn, and a substantial open-sided pavilion offering an elegant and versatile backdrop that can be tailored to each event.

The surrounding area offers a wealth of visitor experiences, from distillery tours to bespoke tartan-making experiences. The hotel has also successfully introduced premium accommodation packages centred around luxury rooms featuring four-poster beds, private lounges, spa baths, and balconies. Additional revenue streams include afternoon teas, corporate functions, funerals, festive packages, and live entertainment events, highlighting significant potential for further expansion of the events offering. The current owners do not presently provide lunchtime service, presenting an opportunity to extend food service hours and further increase turnover and profitability.







A distinguished luxury accommodation, The Philipburn Hotel successfully blends period charm with modern interiors, with each guest room designed to offer its own unique character and style. Part of the renowned Best Western Signature Collection, the hotel has received notable industry recognition, including being named a finalist for Hotel of the Year 2023 and recipient of the Brand Ambassador Award in 2022. Over the past year, it has ranked in the top three for Best Western Rewards Enrolments three times and secured the top spot in the region covering all of Scotland and Northern England for the entire year of 2025. It was placed 17th in the overall competition across the whole country.



Ailsa Anderson Region		Year to Date Standings (Jan - Dec)		
Hotel	Enrolment Goal	Qualified Enrolments	% Goal Achieved (Quarter) *	% Goal Achieved (YTD)
1 83532 - Philipburn Hotel, Selkirk	70	792	1137.3%	1137.3%
2 83440 - Invercarse Hotel, Dundee	239	2478	1037.2%	1037.2%
3 83514 - Garfield House Hotel, Glasgow	169	1582	934.0%	934.0%

Hotel	Enrolment Goal	Qualified Enrolments	% Goal Achieved (Quarter) *	% Goal Achieved (YTD)
4 84384 - Glasgow Hotel, Glasgow	333	2462	739.0%	739.0%
5 83535 - Balgeddie House Hotel, Glenrothes	117	848	726.1%	726.1%
6 83540 - The Crianlarich Hotel, Crianlarich	108	672	622.3%	622.3%
7 83888 - Roker Hotel, Sunderland	151	911	603.8%	603.8%
8 84343 - Hall Garth Hotel Darlington, Darlington	186	1078	579.3%	579.3%
9 83557 - Glasgow Argyle Hotel, Glasgow	481	1966	408.3%	408.3%
10 83559 - Pitbauchlie House Hotel, Dunfermline	188	499	265.1%	265.1%
11 83482 - Hilcroft Hotel, Livingston	111	283	254.0%	254.0%
12 83691 - Forest And Vale Hotel, Pickering	77	190	246.3%	246.3%
13 83507 - Woodlands Hotel, Dundee	224	525	234.7%	234.7%
14 83550 - Lockerbie, Lockerbie	64	144	226.1%	226.1%
15 83533 - Eglinton Arms Hotel, Glasgow	123	276	225.0%	225.0%
16 83544 - Moorings Hotel, Motherwell	153	338	220.2%	220.2%
17 83326 - New Kent Hotel, Newcastle Upon Tyne	117	232	198.6%	198.6%
18 84378 - The Grand Hotel Hartlepool, Hartlepool	162	285	176.1%	176.1%
19 83520 - Inverness Palace Hotel & Spa, Inverness	502	862	171.8%	171.8%
20 84372 - Buchanan Arms Hotel & Leisure Club, Drymen	175	294	167.8%	167.8%
21 84390 - The Magnum Hotel Sunderland, Sunderland	224	368	164.5%	164.5%
22 84314 - Carlisle Station Hotel, Carlisle	237	387	163.4%	163.4%
23 83931 - Beamish Hall Hotel, Beamish	159	253	159.5%	159.5%
24 83448 - Kings Manor Hotel, Edinburgh	364	550	151.3%	151.3%
25 83551 - The Inveraray Inn, Inveraray	117	162	138.5%	138.5%

* Hotels highlighted in green are those achieving greater than or equal to 100% of their target in the current quarter and the year to date



PHILIPBURN HOTEL

Originally built in 1751 as a grand manor house on the historic Philiphaugh Estate, famed for the Battle of Philiphaugh in 1645, this exceptional property is rich in history, character and presence. Finished in traditional white painted roughcast beneath a slate roof, the original house has been thoughtfully and sympathetically extended over the years to create the impressive hotel seen today. The accommodation comprises 20 guest bedrooms in total, including 12 rooms within the main house and a further 8 well-appointed garden rooms located elsewhere across the estate. Arranged over two spacious floors, the property retains an abundance of original features that enhance the charm and individuality of this distinguished country house hotel. Approached via a picturesque drive through mature woodland, the setting creates a memorable sense of arrival befitting the quality of the property. Guests benefit from private on-site parking together with electric vehicle charging facilities.

The principal entrance opens into a welcoming reception area flowing seamlessly into an elegant guest lounge centred around an open fire. Laid out with tables and seating, this versatile space provides an inviting environment for morning coffee, informal gatherings and local social events. Positioned behind reception, the guest facilities, including cloakrooms, are presented to an excellent standard, reflecting the quality and attention to detail found throughout the hotel.



RECEPTION & LOUNGE



RESTAURANT & BAR

The Three Cairns Restaurant offers a beautifully presented setting, featuring a striking oak ceiling, thoughtfully arranged seating and direct access to the gardens via French doors. Private dining and bespoke events can also be accommodated. Bar 1751, named after the year the hotel was built, provides a relaxed and welcoming atmosphere serving traditional bar meals alongside an extensive drinks selection, including a wide range of malt whiskies and the capability to serve cask-conditioned ales.



The Linglie Suite is one of the largest event spaces in the Scottish Borders, accommodating up to 200 guests. Ideal for weddings, corporate events, celebrations and live entertainment, the suite benefits from a dedicated bar, direct patio access and seamless connection to the gardens. The Jacobite Room provides a versatile boardroom and private dining space suitable for meetings, presentations, and smaller gatherings, with capacity for up to 32 guests and direct garden access. The Front Lounge is a flexible and inviting space used for dining, informal meetings, guest receptions, and event overflow, adding further versatility to the hotel's offering.

EVENTS & FUNCTION FACILITIES





A standout feature of this exceptional hotel is its beautifully designed guest accommodation, with each room individually styled and finished to an outstanding standard. Combining luxury with comfort, the interiors have been thoughtfully curated to create elegant and inviting spaces, reflecting the attention to detail and quality throughout the property. The rooms are finished with high-quality fixtures and fittings and have been meticulously maintained to an excellent standard. Each bedroom benefits from a contemporary en-suite, with a variety of layouts and configurations to suit different guest requirements. The current owners have continually enhanced the guest experience, delivering the level of comfort and convenience expected by today's discerning traveller. In-room amenities include internal telephones, data connectivity, Freeview television, hospitality facilities, individual refrigerators, coffee machines, hairdryers, luxury toiletries and individually controlled central heating. The accommodation offers a refined and well-appointed environment designed to provide both comfort and convenience throughout every stay.

The hotel boasts state-of-the-art 1 Gbps internet and Wi-Fi, all upgraded by the current owners. This year, all bedroom locks were replaced with modern electronic locks, and work is underway to upgrade the CCTV to an expanded system that extensively covers the exterior of the premises and parking areas. Several rooms benefit from additional features, including seating areas, double-aspect layouts, mezzanine lounges, balconies overlooking the gardens and private external spaces. The accommodation includes a selection of spacious suites and family rooms with separate twin sleeping areas, providing flexibility for a range of guest requirements. A number of premium rooms feature four-poster or king-sized beds together with enhanced en-suite arrangements and generous living space.

BRIDAL SUITE





DUPLEX SUITE





MEZZANINE SUITE



CABINS



Owner's Accommodation

The owners' accommodation is located adjacent to the garden rooms within a separately accessed two-storey block. Formerly a single dwelling, the property was converted into two self-contained flats, each comprising a kitchen, lounge, bathroom and two bedrooms. Planning consent has been obtained to reinstate the accommodation as a single two-storey house through the reintroduction of an internal staircase. The accommodation further benefits from a substantial private garden area with a greenhouse, together with access to a double garage.

Staff Accommodation

Staff accommodation is situated adjacent to the owners' accommodation and comprises a sitting/dining room with a kitchenette, bathroom and two bedrooms.

Externally, the hotel is approached via an impressive tree-lined drive with ample parking. Landscaped grounds feature mature Acers, a koi pond with Japanese-style fencing, paved entrances, shrub borders, and two EV charging points. Additional storage, workshop, and back-of-house buildings support operations. To the rear, secluded lawned gardens with mature borders provide two wedding ceremony areas, an open-air space and a covered pavilion, alongside a traditional wishing well near the Jacobite Room.

PLEASE NOTE that some of the contents are the current owners' personal property and are not included in the sale.





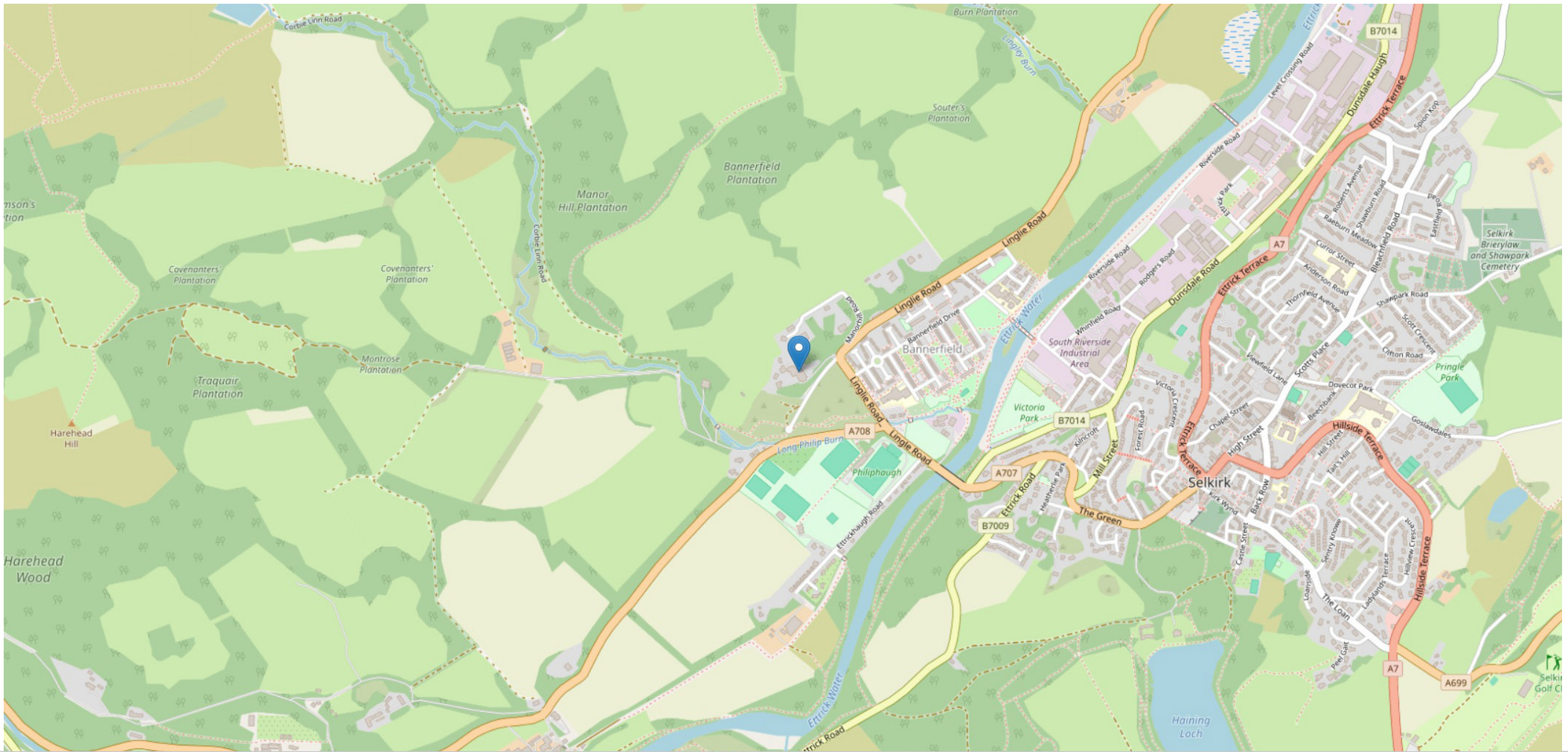
PHILIPBURN HOTEL

Located within the heart of the Scottish Borders, Selkirk is a historic market town renowned for its rich heritage, attractive countryside setting and strong tourism appeal. Surrounded by rolling hills, forests and picturesque valleys, the town offers an ideal base from which to explore the wider Borders region and its many visitor attractions. Selkirk enjoys excellent connectivity to neighbouring towns, including Galashiels, Melrose, Peebles and Hawick, all of which contribute to the area's year-round visitor economy. The region is particularly popular with walkers, cyclists, anglers and outdoor enthusiasts, with an extensive network of trails, woodland routes and scenic drives nearby.

The surrounding area is steeped in history and culture, with notable attractions including Abbotsford, the former home of Sir Walter Scott, alongside the celebrated Borders Abbeys and a variety of traditional towns and villages. The area also benefits from an increasing reputation for food, drink and heritage tourism, including local distilleries, artisan producers and bespoke visitor experiences. Selkirk's strategic position within the Scottish Borders allows convenient access to both Edinburgh and Newcastle upon Tyne, further enhancing its appeal as a destination for leisure breaks, weddings, events and tourism-led businesses.

THE LOCATION






McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CONNIE NUGENT
Commercial Valuer



Professional photography
CRAIG DEMPSTER
Photographer



LAYOUT graphics and design
ALLY CLARK
Designer