

**FOR SALE**

**'THE SHIP INN'  
SHORE STREET,  
DRUMMORE, DG9 9PU**



An opportunity arises to acquire a fully renovated public house/restaurant, occupying a shore front location from which there are superb views over the waters of Luce Bay from the first-floor restaurant and rear garden. In excellent condition throughout, the property benefits from a splendid bar area, spacious 1<sup>st</sup> floor restaurant, fully equipped commercial kitchen, toilet facilities on all levels, 2 second floor bedrooms, raised garden ground to the rear with views over Luce Bay.

**PUBLIC BAR, 1<sup>ST</sup> FLOOR RESTAURANT, COMMERCIAL  
KITCHEN, 2<sup>ND</sup> FLOOR BEDROOMS, WC FACILITIES ON  
ALL LEVELS, DISABLED WC,  
RAISED GARDEN GROUND TO REAR**

**GUIDE PRICE: £125,000**



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial  
Letting Service

Proven Sales record

Introducers for  
Independent Financial  
& Mortgage Advice

**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147  
Fax: 01776 706890**

[www.swpc.co.uk](http://www.swpc.co.uk)

## DESCRIPTION:

Occupying a shore front location within Scotland's most southerly village, this is a public house/restaurant cottage which has been extensively renovated and modernised in the recent past. From the rear of the property there are superb views over the waters of Luce Bay and beyond.

Of traditional construction under a slate/felt roof the property benefits from new internal plaster work, new internal woodwork, full rewire, new insulation, partial underfloor heating, the installation of a fully equipped commercial kitchen, the installation of a dumb waiter, attractive public bar/lounge, 1<sup>st</sup> floor restaurant, WC facilities on all levels, staff WC, disabled WC, 2<sup>nd</sup> floor bedrooms, raised beer garden to the rear with views over Luce Bay.

All furniture and fixtures are included in the sale price.

The property also benefits from oil fired heating, multi-fuel stove and uPVC double glazing.

This is a particularly well protected area of south west Scotland enhanced by the mild currents of the Gulf Stream and which seldom suffers from the cold extremes of winter. It is an area well known for its outdoor leisure pursuits including walking, fishing, sailing and excellent golf courses within easy reach. There are also superb sandy beaches nearby.

Local amenities within this pleasant village include a hotel, primary school, church, bowling club and general practice healthcare. All major amenities are located within the town of Stranraer some 18 miles to the north and include supermarkets, hospital, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available.



[Public bar images](#)



[Hallway image](#)



[Restaurant images](#)



[Kitchen image](#)



[Bedroom images](#)



[Cellar image](#)



[WC image](#)



ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 25/10/2019

RATEABLE VALUE: £4800

**GENERAL:**

All fixtures, fittings, furniture and kitchen equipment are included in the sale price.

Please note, The Ship Inn is not currently trading.

**SERVICES:**

Mains electricity, water and drainage. EPC = TBC

**OFFERS:**

All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,  
Stranraer, DG9 7ED.

Telephone (01776) 706147 Fax: (01776) 706890  
[www.swpc.co.uk](http://www.swpc.co.uk)

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**