



## HOTEL FOR SALE

**Kincaid House Hotel**  
**Birdston Road, Milton of Campsie**  
**G66 8BZ, Scotland**

- Licensed hotel with nine en-suite letting rooms with three staff/overflow rooms.
- Recently refurbished and upgraded.
- Large function suite for 100 covers
- Situated in large mature grounds.
- Potential for future development subject to planning

**LOCATION:**

Milton of Campsie is a relatively small village in East Dunbartonshire, located approximately 10 miles north of Glasgow at the junction between the A891 and B757 at the foot of the Campsie Hills. Neighbouring towns include Kirkintilloch and Lennoxton.

The village contains a typical range of amenities and is a popular commuter village for Glasgow, Stirling and numerous other towns surrounding the Greater Glasgow conurbation in West Central Scotland.

**DESCRIPTION:**

The Kincaid House Hotel originally dates back to 1690 and there is evidence of a house being situated on the site as far back as the 12th century. The site is the home to the original clan Kincaid. The property was reconstructed/ altered around 1812 and was designed by the prominent and notable architect David Hamilton.

Kincaid House Hotel is a grade A listed property which has been extensively restored over the years.

The original property is a two-storey castellated villa with round corner towers and a square belvedere. The main elevation is of brick and sandstone construction under a pitched and slated roof. The rear former stable block now contains the public bar and associated ancillary accommodation. This is also a mixture of stone and brick construction beneath a pitched and slated roof. Situated to the south gable elevation is a timber and glazed conservatory extension, which overlooks the lawns and mature gardens.

Internally, there are nine en-suite letting rooms with a further three staff/ overflow rooms. The main nine rooms have been modernised and upgraded in 2019. Situated within the main house there is a large function room which has capacity for 100. Additionally at ground floor there are two additional dining areas and separate bar.

Within the former stables which is now linked to the main house by way of a single storey passageway there is the stables bar which provides a more informal drinking and eating area.

**ACCOMMODATION:**

Ground Floor: Entrance vestibule, reception drawing room, conservatory restaurant, function suite, Stables bar, two sets of patrons WC, disabled WC, commercial kitchen, beer cellars and stores

First Floor: 12 bedrooms; nine ensuite letting rooms with a further 3 staff/ overflow rooms.

**External:**

Off street car parking area, service/delivery area, lawned and landscaped garden grounds including extensive mature woodland. The site extends to approximately seven acres.

**BUSINESS:**

Kincaid House Hotel offers an easily managed popular hotel which provides good levels of year round trade, and the possibility to improve this by further promotion as a wedding venue and formal dining. As well as pushing the historic provenance of the building.

**ACCOUNTS:**

Trading accounts are available upon request to seriously interested parties after a viewing has been undertaken.

**PRICE:**

Price on application.

**LEGAL COSTS:**

Each party to be responsible for their own legal costs incurred during the transaction with the ingoing purchaser being responsible for stamp duty, land tax, registration dues and VAT incurred.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the properties are available upon request.

**ENTRY:**

Early entry can be afforded on completion of legalities.

**VIEWING & FURTHER INFORMATION:**

Strictly by appointment and arrangements can be made by contacting the business advisory team;

Margaret Mitchell

D M Hall LLP

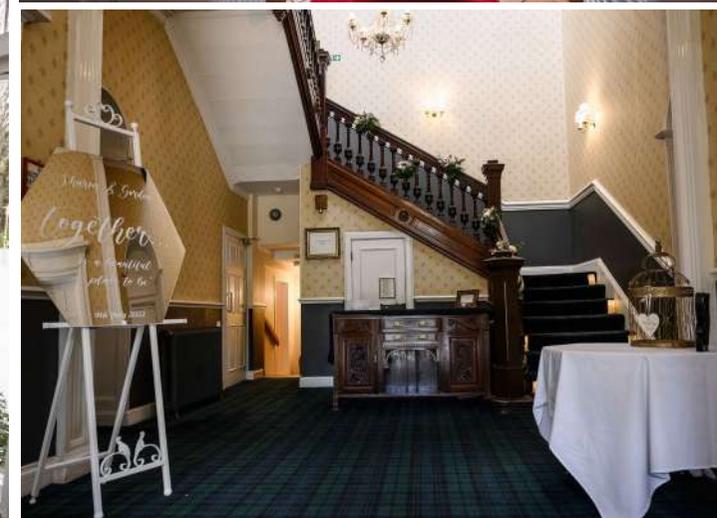
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