



# Realter

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Dumfries

127 Queensberry Street, Dumfries, DG1 1BH

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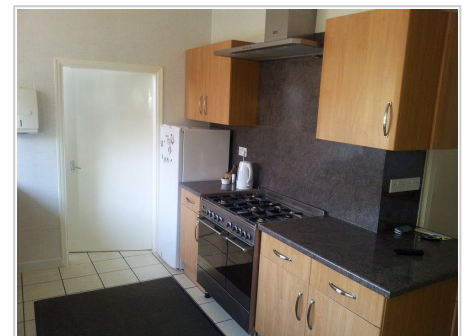
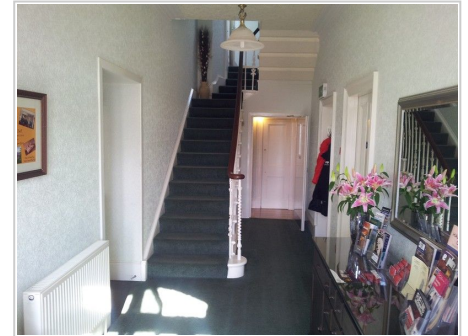
[www.realter.co.uk](http://www.realter.co.uk)

Scotts Street,  
Annan,  
Dumfries And Galloway.  
DG12 6JE

385,000



- all bedrooms en-suite
- private carpark
- large lawned garden
- spacious lounge bar area
- EPC rating 7
- large kitchen
- 4 garages
- near all local amenities
- seperate dining area



Ref: PRA10368

Viewing Instructions: Strictly By Appointment Only



Dumfries

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**PRS** Property  
Redress  
Scheme

## General Description

Beautiful and well established family run hotel, the hotel was refurbished to a high standard. Ample parking is available in the private car park at the rear of the premises. Situated only 10 minutes from the M74 and 20 minutes from the M6, and on the doorstep of some of Scotland's most beautiful countryside, the hotel is an ideal base for visiting the Solway Coast, and is within easy reach of the Borders or the Lake District. All rooms were refurbished to a high standard in 2005, furnished with en suite facilities, TV/DVD players , double, twin and single rooms.

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## Accommodation

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### Vestibule (7' 7" x 3' 4") or (2.30m x 1.01m)

Enter through the solid wood door, ceiling light, enter hallway through a clear glazed door.

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## Hallway

Carpet flooring , doors leading off to dining area, lounge bar, kitchen and toilets

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### Lounge (30' 2" x 15' 1") or (9.20m x 4.60m)

Double glazed windows with internal wooden shutters, blinds and curtains, laminated flooring, x 4 radiators, spacious seating area, good sized bar with solid mahogany surfaces, x 2 set of spotlights , x 4 wall lights, x 2 ceiling lights, ornate coving, TV point x 2

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### Dining Area (18' 1" x 15' 1") or (5.50m x 4.60m)

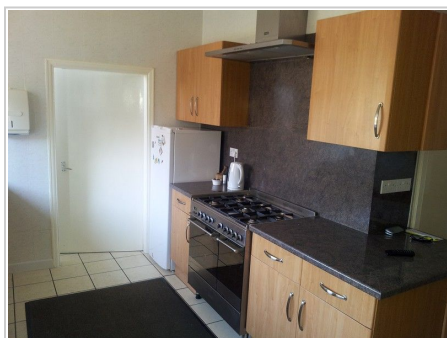
Double glazed windows with internal wooden shutters, blinds and curtains, feature marble surround fireplace, laminated flooring, x1 radiator, ornate coving, TV point

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### Sitting room (15' 1" x 11' 10") or (4.60m x 3.60m)

X2 Double glazed windows to the side, laminate flooring, x1 radiator, Ornate coving, x1 ceiling light.

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### Kitchen (16' 1" x 14' 1") or (4.90m x 4.30m)

Double aspect widows , double glazed to the rear, tiled flooring, fitted base and wall units, stainless steel sink and drainer with mixer tap, plumbing for washing machine/dishwasher, ceiling light.

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## Utility Room (9' 10" x 6' 3") or (3.00m x 1.90m)

Double glazed window to the rear, tiled flooring, blinds

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## Study (11' 10" x 3' 11") or (3.60m x 1.20m)

Double glazed window to the rear, x1 BT point, x1 ceiling light, tiled flooring,

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## Toilet

Male - x2 Urinals, x1 WC, Wash hand basin, hand dryer, Vinyl flooring, x6 Spotlights. Double glazed frosted window to the rear,

Female - x2 WC, Wash hand basin, hand dryer, vinyl flooring.

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## Bedroom 7

X7 Bedrooms (x6 Double, x1 Single) all en-suite (all en-suite with shower cubicles), Fully carpeted.

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## Outside

X4 Outbuildings could be used as garages, X2 patio area, large lawned side garden, Private car park.

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## Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:7

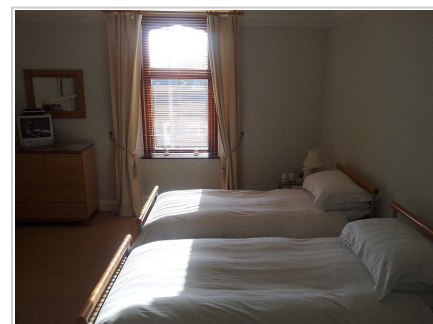
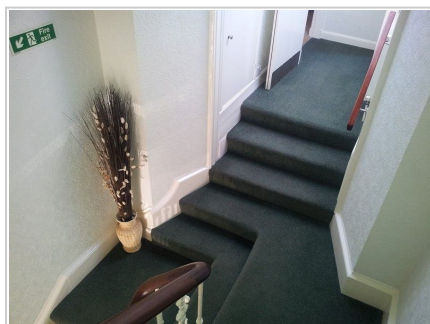
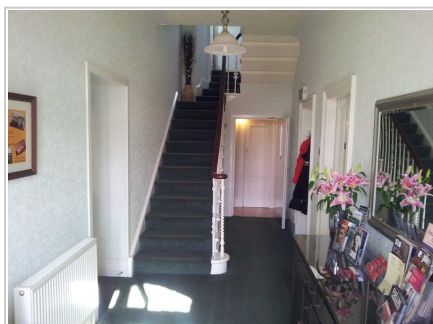
## Tenure

We are informed that the tenure is Not Specified




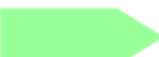







## Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. LBTT is not payable up to £145,000. From £145,001 to £250,000 - 2% of Purchase Price. From £250,001 to £325,000 - 5% of Purchase Price. From £325,001 to £750,000 - 10% of Purchase Price. From £750,001 onwards - 12% of Purchase Price. N.B. LBTT is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*

Building Energy Performance		Scotland
<b>Energy Performance Certificate</b>	Calculated asset rating using iSBEM v4.1.e [SBEM]	Building type Hotel
	<b>Current rating</b>	
	<b>Excellent</b>	
		<b>Carbon Neutral</b>
		<b>A (0 to 15)</b>
		<b>B (16 to 30)</b>
		<b>C (31 to 45)</b>
	<b>D (46 to 60)</b>	
	<b>E (61 to 80)</b>	
	<b>F (81 to 100)</b>	
	<b>G (100+)</b>	
		 <b>G</b> Very Poor
<b>Carbon Dioxide Emissions</b> The number refers to the calculated carbon dioxide emissions in terms of kg per m <sup>2</sup> of floor area per year		<b>263</b>
Approximate current energy use per m <sup>2</sup> of floor area:		<b>927 kWh/m<sup>2</sup></b>
<b>Main heating fuel:</b> Natural Gas		<b>Building Services:</b> Heating with Nat. Vent.
<b>Renewable energy source:</b> None		<b>Electricity:</b> Grid supplied
<b>Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.</b>		
<b>Benchmarks</b>		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		<b>87</b>  <b>F+</b>
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		<b>195</b>  <b>G</b>
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>		
<p>1. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.</p> <p>2. Consider replacing T8 lamps with retrofit T5 conversion kit.</p> <p>3. Consider replacing heating boiler plant with high efficiency type.</p> <p>4. Consider replacing heating boiler plant with a condensing type.</p> <p>5. Some glazing is poorly insulated. Replace/improve glazing and/or frames.</p>		

**Address:** The Firth Hotel, ANNAN, DG12 6JE  
**Conditioned area (m<sup>2</sup>):** 312  
**Name of protocol organisation:** Stroma Accreditation, [STRO003525]  
**Date of issue of certificate:** 20 Mar 2013 (Valid for a period not exceeding 10 years)  
 This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.  
**NB THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT REMOVED UNLESS REPLACED WITH AN UPDATED VERSION AND FOR PUBLIC BUILDINGS DISPLAYED IN A PROMINENT PLACE**