



**Maybole Arms, 35/37 Kirkoswald Drive, Maybole, KA19 7DX**

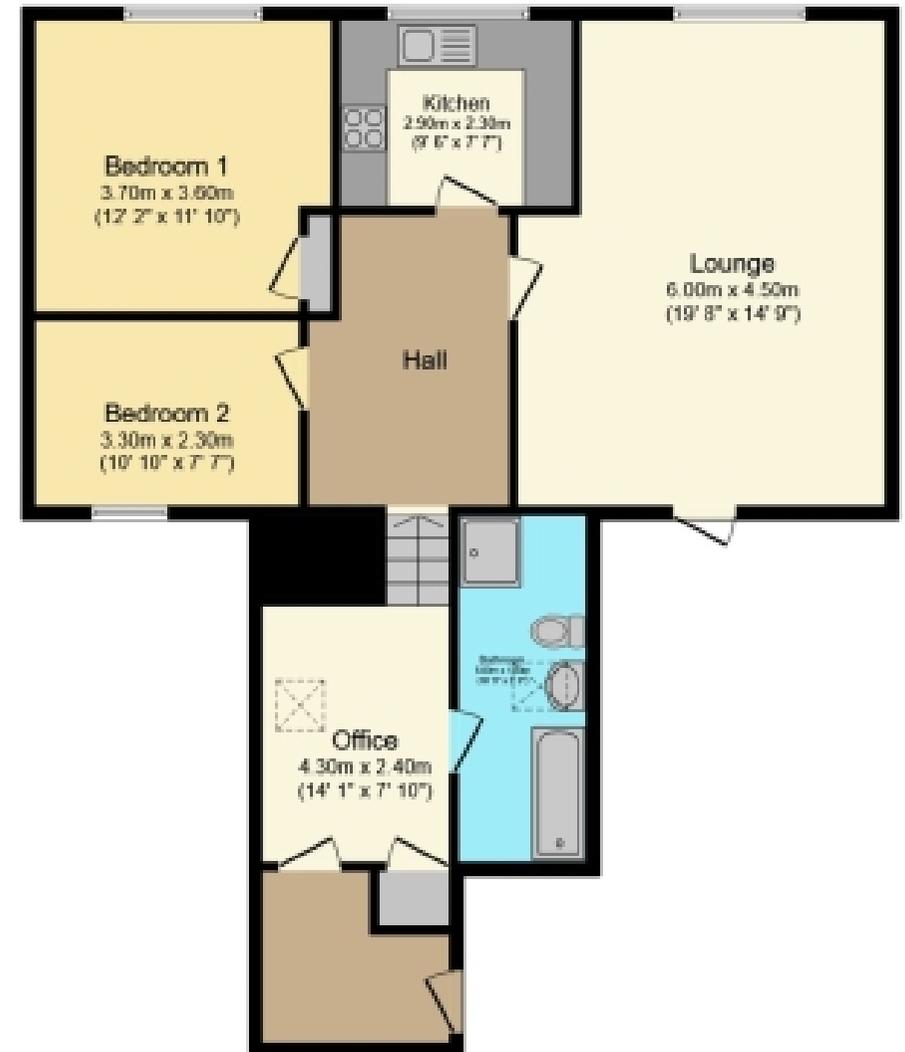
**Fixed Price £220,000**





## Ground Floor

Floor area 119.7 m<sup>2</sup> (1,289 sq.ft.)



## First Floor

Floor area 86.6 m<sup>2</sup> (933 sq.ft.)

**TOTAL: 206.4 m<sup>2</sup> (2,221 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\* ATTRACTIVE FIXED PRICE \* CONSISTENTLY PROFITABLE MAIN STREET PUB WITHIN SOUGHT-AFTER VILLAGE \* ONLY SELLING DUE TO RETIREMENT \* FULLY FITTED PREMISES FOR IMMEDIATE OPERATION \* ACCOMMODATES UP TO 60 COVERS \* TWO-BEDROOM FLAT INCLUDED WITHIN SALE \* FREEHOLD OWNERSHIP \*

Please contact your personal estate agents, The Property Boom to arrange a viewing.

Step into the heart of Maybole's community with the Maybole Arms, a unique opportunity to acquire a traditional village pub nestled along the main street. The property has had the same owner for 22 years and is only coming to the market due to retirement. This charming establishment boasts a prime location, offers visibility and draws in a steady stream of foot traffic.

In turnkey operation, the Maybole Arms presents fully fitted premises complete with a valid license, ensuring a seamless transition for immediate operation. The appeal continues with a fully equipped kitchen, perfect for catering and enhancing revenue potential with ease. With the ability to accommodate up to 60 covers, the pub provides ample seating and tables, catering to every preference, whether patrons seek a cosy corner for intimate conversation or a communal space to mingle.

A dedicated pool table area and darts board add to the pub's atmosphere, while bathroom facilities are available for both male and female patrons. Beyond the welcoming interior lies an upper two-bedroom flat, offering on-site living quarters comprising a fitted kitchen, lounge, two spacious bedrooms, a four-piece bathroom, and an office area. The fully enclosed rear garden space accompanying the flat provides opportunities for al fresco dining or a perfect space for pets.

Ownership of the Maybole Arms is secured with freehold status, affirming its' status as a beloved fixture within the local community. Revel in the pub's traditional ambiance, exuding character and charm that welcomes customers with open arms, fostering a sense of authenticity and warmth. Additionally, the building, approximately 200 years old, adds to its historic charm.

Seize the opportunity to tap into a loyal customer base eager to embrace the Maybole Arms. With ample parking at the side of the building and a large council-owned car park right next to the pub, convenience is ensured for patrons. This property offers endless possibilities for those with a discerning eye for charm and opportunity. Painting by Stan Milne Art & available to purchase on Etsy.

WOULD YOU LIKE HELP WITH THE MARKETING OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)