



The Ship Inn, The Promenade, Limekilns, Dunfermline

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# The Ship Inn The Promenade, Limekilns, Dunfermline KY11 3HJ

Superb waterside public house located in a very sought after coastal village

Edinburgh Airport 15 miles, Edinburgh City 17 miles, Glasgow 38 miles

Well-presented bar and restaurant | 4 bedroom owners accommodation | Profitable business

EPC Rating G

## The property

The Ship Inn is a fully detached stone built property lying under a pitched, slated roof with sizeable extensions at the rear.

Public house and restaurant accommodation is on the ground floor, whilst the owners' accommodation is located on ground, first and second floors.

## Bar & Restaurant

Main entry to the bar and restaurant is via an entrance vestibule which leads into a very welcoming, traditional, yet stylish bar and restaurant. The entrance vestibule gives way to a welcoming public bar with wooden flooring, large wooden bar with fully stocked gantry behind. A compact snug area is located just off the main bar with bench style seating arranged around several tables which allow a very cosy dining environment. The whole pub can seat around 40 diners with freestanding space around the bar area. The bar is fully carpeted and decorated in a nautical theme.

## Service Areas

The business is offered for sale with a fully refurbished and well-appointed commercial

kitchen which is of a very impressive commercial catering standard.

Ladies' & gents' toilets are well appointed off the public areas. Other service areas include a beer cellar.

## Owners Accommodation

One of the most attractive aspects of this sale is the sizeable private owners accommodation which accompanies the business. It is highly unusual to find this style and quality of accommodation with a business and would certainly suit a family.

The owners accommodation is accessed separately at the side of the business leading into an entrance porch. The accommodation is laid out over ground, first and second floors with a half landing area between the ground and first floors.

Accommodation briefly comprises a porch & cloakroom, half-landing area with huge utility area and office, full length open plan living/ dining room, modern fitted kitchen Beautiful 'hotel style' bathroom with twin sinks, 4 double bedrooms, two with en suite facilities and a family bathroom.

## Outside

To the front of the business there is outdoor table seating, which is heavily utilised in the summer months. To the rear of the business and house there is a private owners' garden which includes a private decking area. The garden is sizeable and is stepped into a steep terrace.

## The business

The business has been in our clients' hands since 2019. Over the last five years our clients have continued to develop and run a well-respected bar and restaurant.





## The business cont.

The business trades as a high-quality village pub offering excellent home cooked meals and traditional pub fayre to a large loyal customer base as well as those transient customers who come to the village, whether they be day-trippers or holidaymakers. This area of Fife has also received a boost in terms of tourist numbers due to the filming of the Outlander TV series, an American based historic drama, filmed in nearby Culross.

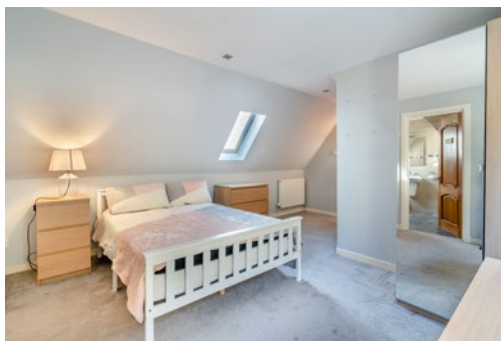
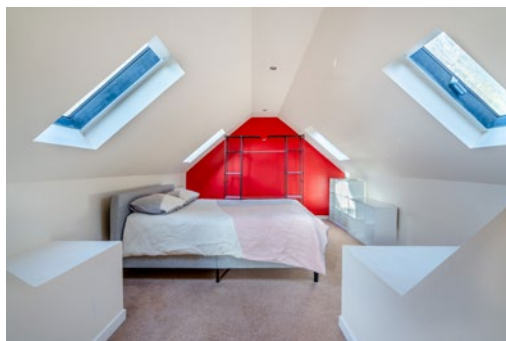
The business is currently run under management, our clients take a mostly hands off role and have the business led by an experienced back and front of house team. The business would certainly appeal to a chef/food operator.

## Location

The highly attractive and sought after village of Limekilns is situated on the northern shores of the Forth approximately 2.5 miles south of Dunfermline town centre.

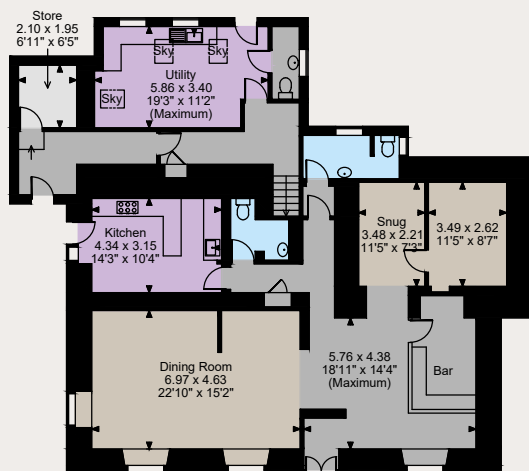
The village enjoys a tranquil setting overlooking the Forth towards Bo'ness and eastwardly towards the three bridges over the Forth. Limekilns is situated just off the A985 which is the main A-road linking Dunfermline with the Kincardine Bridge. The village is also easily accessible for the main motorway network and access to the M90 links the village to Edinburgh city centre and Edinburgh Airport.

The village has a population of approximately 1,500 with a well regarded primary school as well as local shops and services. The Ship Inn occupies a prominent position at the west end of the village overlooking the Forth and in an excellent position to capture passing trade, local trade as well as the abundance of tourist trade who visit the village.

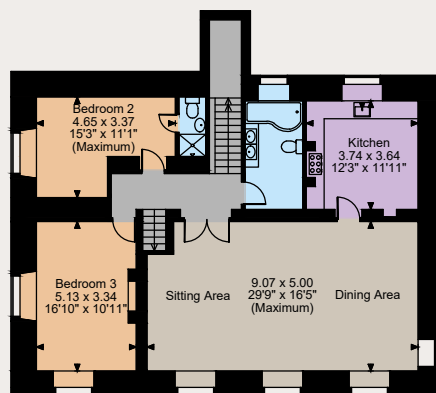


## Floorplans

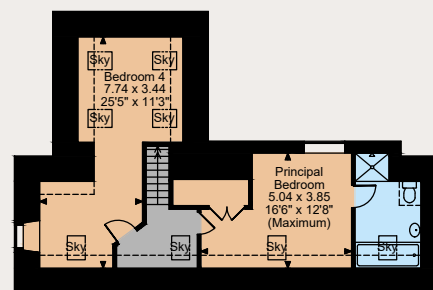
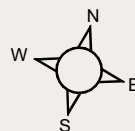
Bar/Restaurant area 1,293 sq ft (120 sq m)  
Owners Accommodation area 2,198 sq ft (204 sq m)  
For identification purposes only.



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Direction

What3Words - ///merely.corkscrew.epic  
From Edinburgh take the M90 north over the Queensferry Crossing, exiting at Junction 1C at which point the A985 is to be followed for approximately 2.5 miles and the property is found on the waterfront within the centre of the town.

## General

**Local Authority:** Fife Council, Fife House, North Street, Glenrothes, KY7 5LT, 0345 155 5555, fife.gov.uk

**Services:** Mains electricity, water and drainage.

**Rateable Value:** £17,800

**Fixtures and Fittings:** All trade inventory, fixtures and fittings will be included in the sale.

**Tenure:** Freehold

**Guide Price:** Offers Over £480,000

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