

FOR SALE

Popular, Well-Established 39-Bedroom Hotel Close to Dunfermline



Adamson Hotel

27 Main Street, Crossford, Dunfermline, Fife, KY12 8NJ

Offers Around £1,750,000 - Freehold

Find out more at
www.g-s.co.uk

- **Popular, Well-Established 39-Bedroom Hotel close to Dunfermline**
- **Easily accessible to Edinburgh & Scotland's Central Belt**
- **Well-Presented Letting Rooms & Public Areas**
- **Attractive Outdoor Terrace & Beer Garden**
- **Established Trading History; Enjoying High Turnover Levels**
- **Accts for y-e Dec2024 show a turnover in excess of £1.3m (net)**



INTRODUCTION

The Adamson Hotel is a well-established 39-bedroom village hotel. Located in Crossford a short distance (1 mile) from Dunfermline, the Adamson Hotel is truly a staple of the community. Crossford itself is home to the wonderful Dunfermline Golf Club, a first class parkland course with a 600 year old baronial home serving as the clubhouse. The village is easily accessible (only 30 minutes drive from Edinburgh) by car or by bus as it lies on the main bus route between Fife and Glasgow and direct trains to Edinburgh from the nearby Dunfermline train station.

The hotel itself offers 39-letting bedrooms of varying size and type, all finished to a good quality standard. In addition, The Adamson Hotel boasts an attractive food and beverage offering, with restaurant, hotel public bar and Tempus Lounge – all decorated to an inviting and high quality standard. Externally the hotel has a large car park as well as a fantastic outdoor beer garden and alfresco dining area.

The sellers have operated in the hotel for a number of years and have established the Adamson Hotel as a popular and well-liked destination. Over the years there have been upgrades to the internal fit out to ensure the offering is of the best standard. The hotel enjoys a consistent high turnover and healthy profit levels.

The availability of the Adamson Hotel presents a wonderful opportunity for a buyer to acquire not only an established hotel business but also a community hub.

THE PROPERTY

The Adamson Hotel comprises a two-storey hotel under a mix of pitched tile and flat roof. The hotel has been extended in the past to provide its current accommodation.

ACCOMMODATION SUMMARY

There are two main entrances' into the hotel, one located directly off Main Street leads into Tempus Lounge & hotel bar. The entrance accessed to the rear from the hotel car park leads into reception area.

Public Areas

- Reception with Reception Desk
- Tempus Lounge (65) with bar servery and WCs
- Hotel Bar with bar servery
- Restaurant (80) in conjunction with lounge bar

Letting Accommodation

39 Letting Rooms to sleep 79

- 3 x Family
- 22 x Double
- 12 x Twin
- 2 x Single

All bedrooms ensuite; 32 x shower only; 7 x bath with shower only

Service areas

- Office
- Commercial Kitchen
- Range of Stores & Cupboards
- Beer Cellar

Outside

- Beer Garden with Decked Alfresco Dining Area
- Large Car Park

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.



TRADE

The Adamson Hotel is a fantastic business that enjoys consistent high turnover levels with healthy profit conversion. The operation truly reflects that of an understanding on the F&B side of a hotel business, with high Gross Profit conversions. Accounts for the year ended 31st December 2024 show a turnover of £1,303,543 (net).

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

WEBSITE/RATING

<https://www.theadamsonhotel.com/>

Booking.com – 8.1

Expedia – 8.4 Very Good

SERVICES

Mains gas, water, electricity and drainage. Heating by way of gas fired boiler.

ENERGY PERFORMANCE CERTIFICATE

The Adamson Hotel – EPC Rating – F

The EPC will be available upon request.

TENURE

Heritable (Freehold) / Outright Ownership

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase agreements.















PRICE

Offers Around £1,750,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



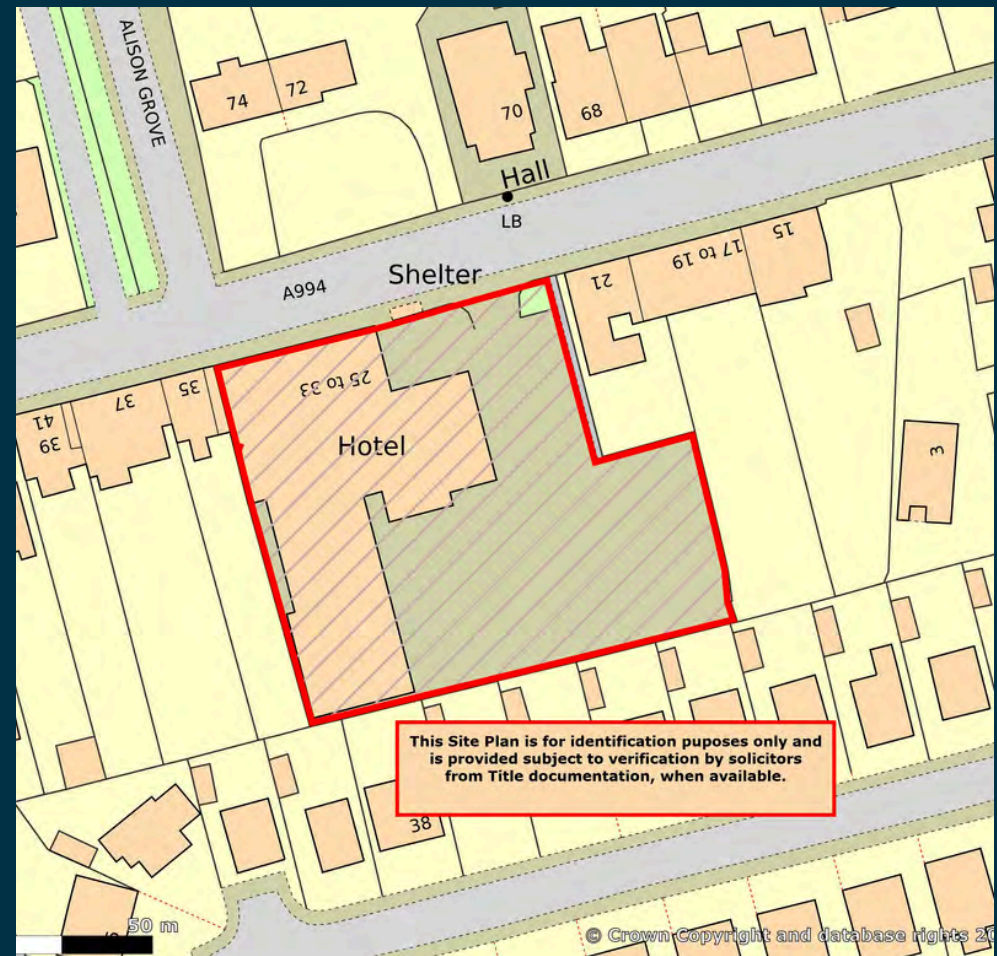
To arrange a viewing please contact:



Alistair Letham
Consultant - Hotel + Leisure
Alistair.Letham@g-s.co.uk
07836 341 710



Katie Tait
Agent - Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423 941



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
 5. A list of Partners can be obtained from any of our offices.
- Date published: May 2025
- Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.