Property and Architectural Services

Cargen Tower • Garroch Business Park • Garroch Loaning • Dumfries • DG2 8PN • T: 030 33 33 3000 • W: www.dumgal.gov.uk/property



4 Market Street, Castle Douglas, DG7 1BE Offers over £120,000 are sought.

Viewing and Further Information

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Dumfries and Galloway Council
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Garroch Business Park
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Dumfries
DG3 8PN



Location

4 Market Street is situated close to the town centre of Castle Douglas, busy market town of the Stewartry of Kirkcudbright. Altough by-passed Castle Douglas is close to the A75. The local library and swimming pool are situated just across the road.

The Property

4 Market Street was built in the 1920's. It was used by the council as offices. The property is a two storied building with an attic floor, built of brick under a slated roof.

EPC Rating G

Accommodation

Ground floor - Boiler Room, 6 Rooms, 1 Disabled toilet,

1 toilet, 1 kitchen – 191.53 sq m

1st floor - 7 rooms, two toilets - 177.61sq m

2nd floor - 5 rooms - 71.15sq m

Services

The property is connected to mains water and sewerage.





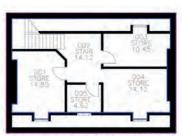








Third Floor Plan



External Gross area = 99.10 sq. m Internal Gross Area = 71.15 sq. m





Planning

A pre-planning application enquiry can be made online using a form to be found at www.dumgal.gov.uk/planning

Early advice should be sought from:

Development Management-Dumfries Kirkbank House English Street

DUMFRIES

DG1 2HS

Telephone 01387 260199

It is likely that a closing date for offers will be set. Prospective purchasers are advised to note their interest in the property with Property and Architectural Services, preferably through their solicitor, in order that they may advised of such dates. On the closing date, offers must be submitted either;

In writing in a sealed envelope and entitled,

4 Market Street Castle Douglas

All written offers should be sent to:
Legal Services
FAO Supervisory Solicitor Conveyancing
Council Headquarters
English St
Dumfries and Galloway Council DG1 2DD

or;

emailed to (if backed up by a mailed hard copy) propertyoffers@dumgal.gov.uk

The Council is not bound to accept the highest or any offers and late offers will not be considered.







- 1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- 2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown, these are approximate only.
- 3. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
- 4. Neither these particulars nor any communications by Dumfries and Galloway Council relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.