

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



FOR SALE

Former Offices

1 Cresswell Gardens, Dumfries, DG1 2HH

Offers OVER £95,000

Viewing and contact information

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www.dumgal.gov.uk/property

Property and Architectural Services
Dumfries and Galloway Council
Cargen Tower
Garroch Business Park
Garroch Loaning
Dumfries
DG2 8PN

Location

Situated some 75 miles south of Glasgow and 35 miles northwest of Carlisle, Dumfries is the principal shopping and administrative centre in the Dumfries & Galloway Region of southwest Scotland and has a residential population in the order of 37,500. The town has good connections to the national roads network, being strategically positioned at the intersection of the A75, A76 and A701 trunk roads.

The Property

The subjects comprise a detached two storey building under a double pitched felt roof with two small flat roof extensions at either side of the building. The property is of a brick/block construction with dry dash render and sandstone facing. The windows are uPVC frames with double glazed sealed units.

Accommodation

The building provides the following approximate Gross Internal Areas:

Ground Floor	222.97 square metres
2400 square feet	
First Floor	159.81 square metres
1720 square feet	

The accommodation comprises a number of offices, stores, kitchen, disabled toilets and is served by a passenger lift. The property has electric night storage heaters. There is some external garden land.

On-street car parking is available.

The total site area extends to 903 square metres or 0.22 acre.

EPC Rating- E

Services

The property is connected to mains supplies of water, electricity and drainage.

Rateable Value

The subjects have a rateable value of £14,250.

Planning

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

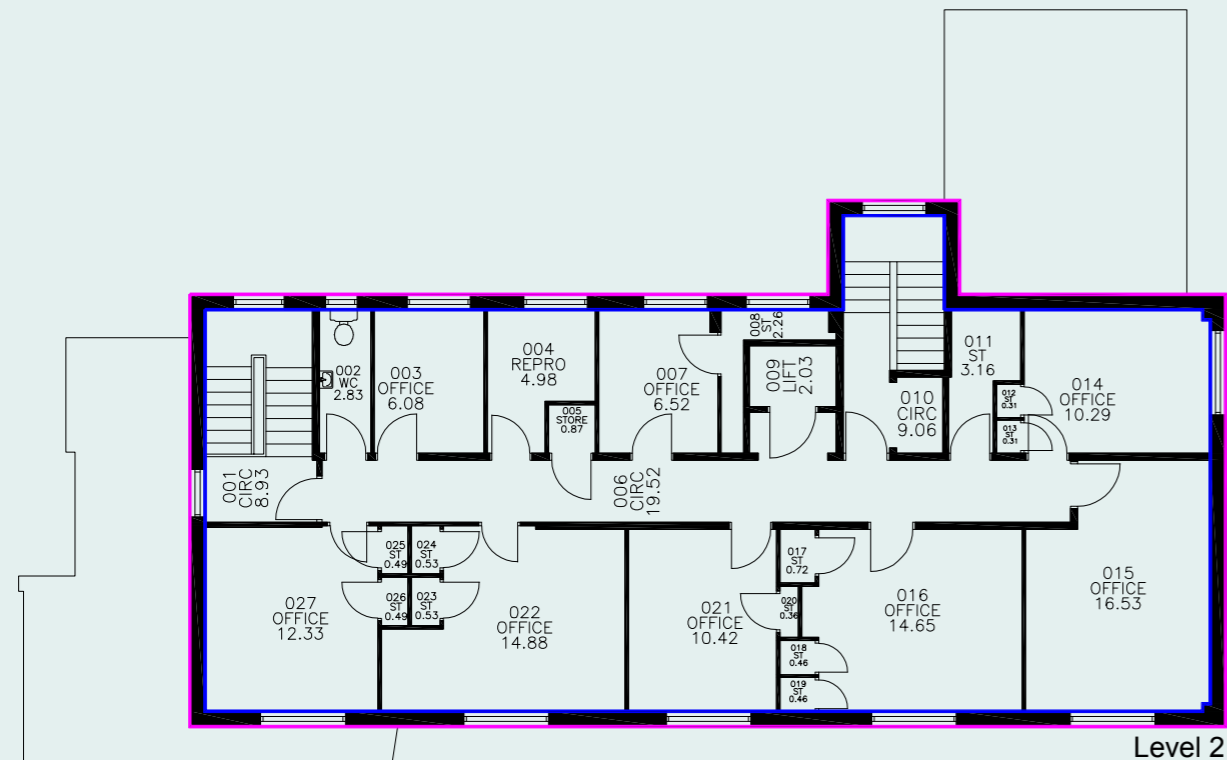
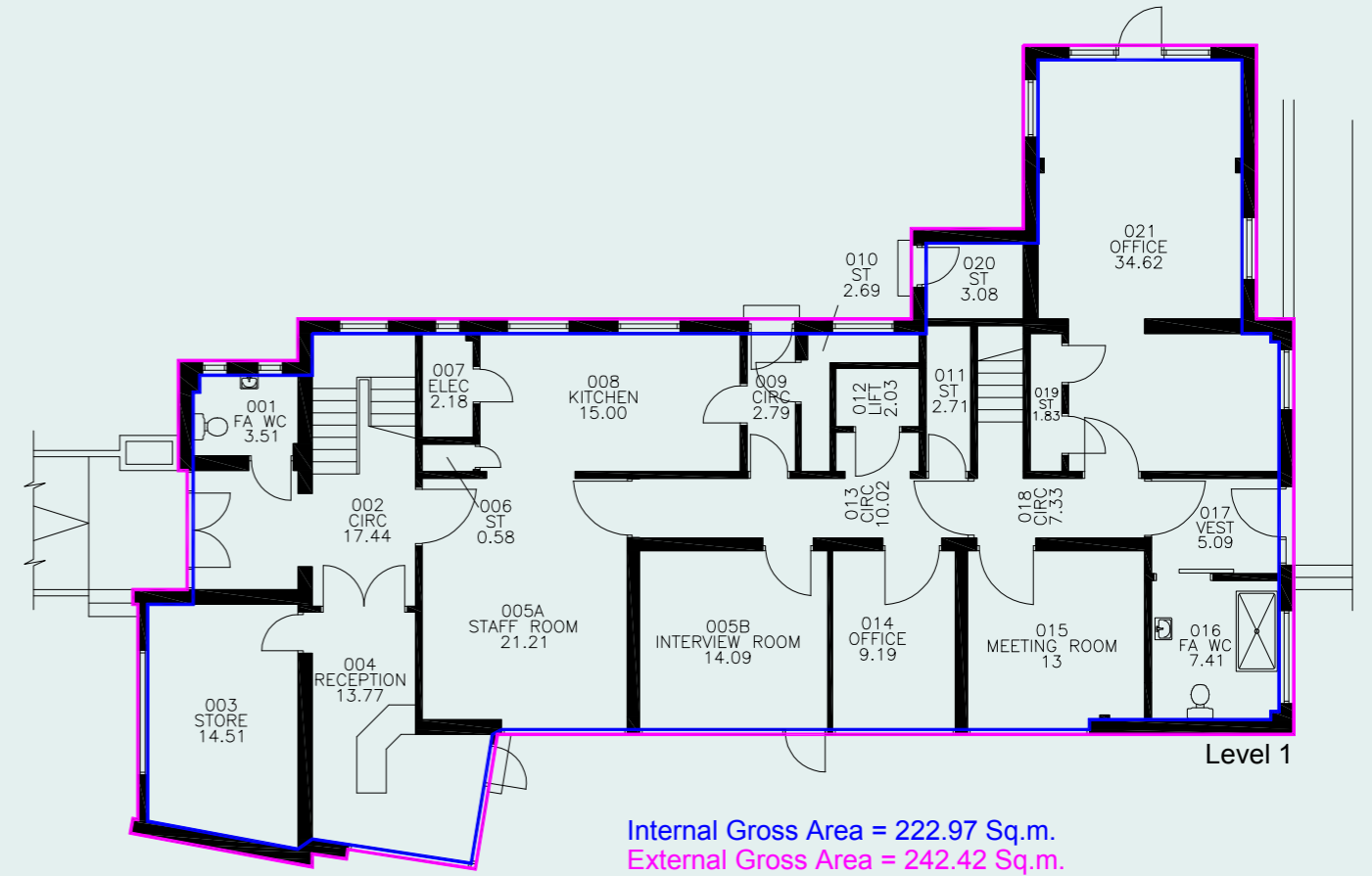
Early advice should be sought from:

Development Management-Dumfries Kirkbank House

English Street
DUMFRIES

DG1 2HS

Telephone 01387 260199



None of the items included in the sale of working or running nature such as the heating installation or mechanical or electrical equipment (where included in the sale) has been tested by Dumfries & Galloway Council and no warranty is given in this respect. Potential purchasers should satisfy themselves as to any points arising there from. Any photographs used are purely illustrative, and may only demonstrate the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or what is included in the sale.

Offers

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 & Architectural Services, preferably through their solicitor, in order that they may be advised of such. On the closing date offers must be submitted in writing in a sealed envelope clearly marked:

“Offer for 1 Cresswell Gardens, Dumfries DG1 2HH”.

All offers should be sent to:

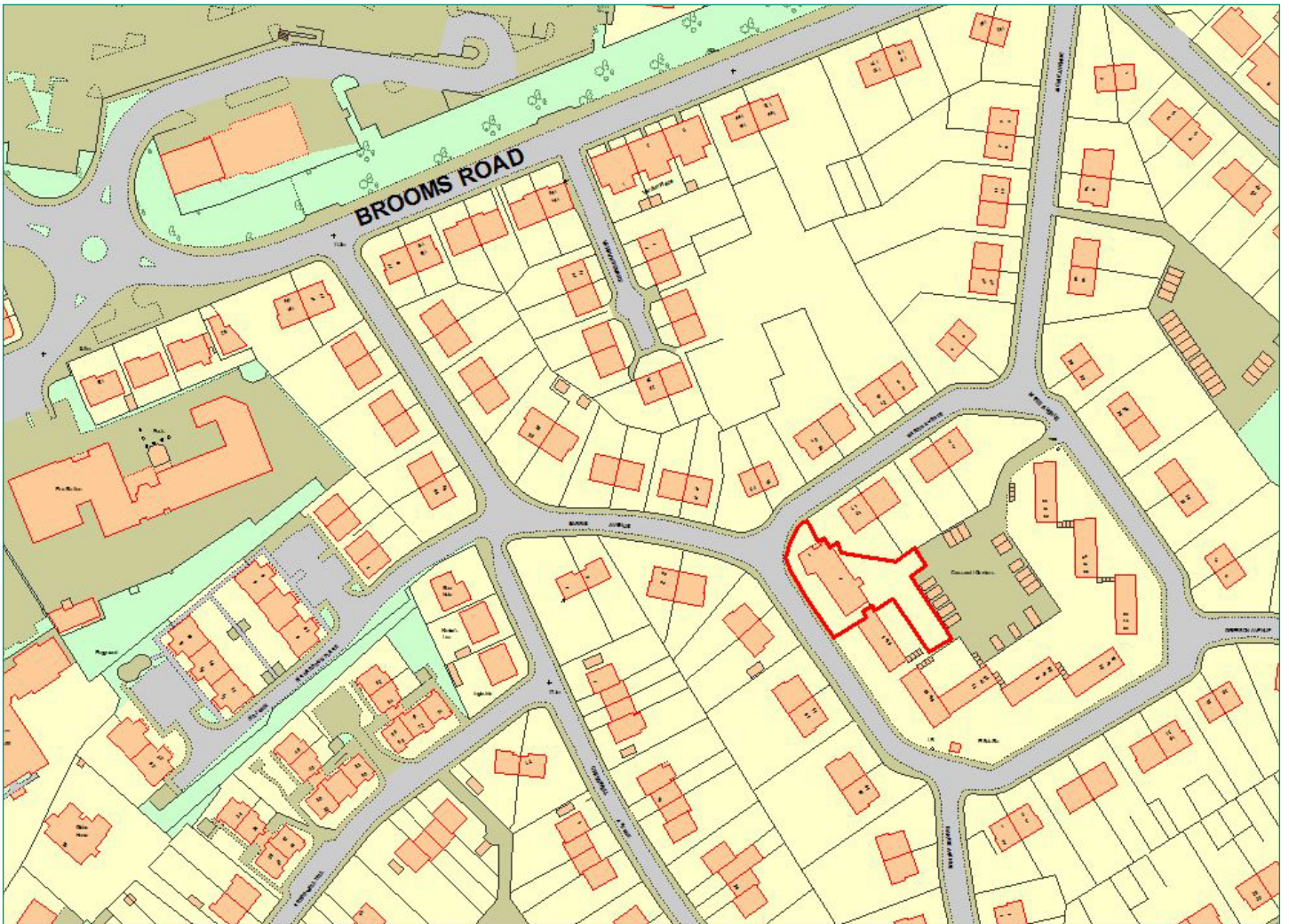
Legal Services

F.A.O. Supervisory Solicitor Conveyancing

Council Headquarters

English Street

Dumfries DG1 2DD or LP9 Dumfries



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