



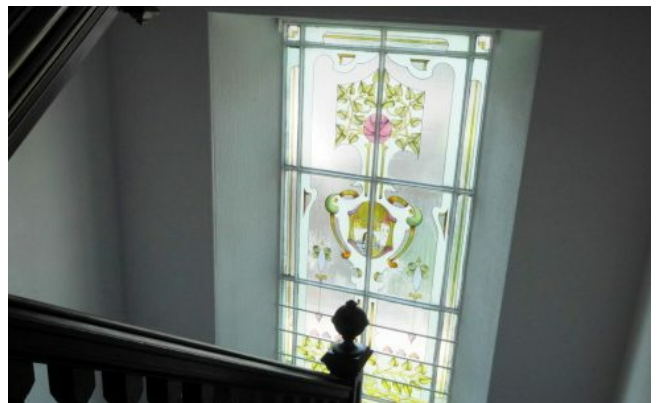
Huntingdon, 27 Moffat Road, Dumfries, DG1 1NB

OIRO £325,000

This early 19th century/late Georgian building is currently used as office accommodation but would lend itself well to a majority of uses provided necessary consents were obtained. Some original features are still in place including a grand staircase, stained glass windows, working shutters etc.

This early 19th century / late Georgian building is currently used as office accommodation but would lend itself well to a majority of uses provided necessary consents were obtained. It is of mainly sandstone construction with some original features still in place including a grand central staircase with stained glass windows, ornate cornicing, bay windows with working shutters and original fittings etc.

The property is spread over 4 floors with basement and attic rooms and numerous individual office accommodation throughout both the main building and annex to the rear.



There is a large rear sunny garden with a further circular lawned garden to the front and ample parking space.

Huntingdon is a Grade B Listed property and the internal floor area is approx. 920 sq metres.

The Rateable Value is £47,750.00

The EPC ratings are G (Main Building) and B (Annex)



ENTRY

Subject to negotiation.

VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





BRAIDWOODS

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