

63 HIGH STREET, KIRKCUDBRIGHT, DG6 4JZ

O/O £150,000



Unique opportunity to purchase a substantial former Church building in the centre of the historic High Street of Kirkcudbright. Built in 1822 the Category C listed property benefits from many original features including the beautiful tall arched windows to the front. Currently utilised as an antique store the property offers excellent commercial space or a fantastic opportunity for development, subject to the appropriate consents.

The picturesque Artists Town of Kirkcudbright, offers a vibrant cultural life, as well as a wide range of amenities including a health centre, cottage hospital, primary and secondary schooling, swimming pool and marina. The surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, bird watching and fishing. The Galloway Forrest Park (the UK's first Dark Sky Park) and the stunning landscapes of the Solway coastline are also within easy reach. Kirkcudbright is situated 6 miles from the A75 Euro-route which gives easy access to the neighbouring towns of Castle Douglas and Dumfries to the East and excellent links to the M74 and M6 motorways and Glasgow (2 hours), Edinburgh (2.5 hours) and Prestwick Airport (1.5 hours).

Ground Floor

Office

3.35m x 1.89m (10'11 x 6'2)

Room 1

17.42m x 9.30m (57'2 x 30'6)

Room 2

9.73m x 5.84m (32' x 19'2)

Kitchen

3.11m x 1.58m (10'3 x 5'2)

WC

1.65m x 0.96m (5'5 x 3'3)

WC

2.06m x 1.50m (6'9 x 4'11)

First Floor

Room 1

16.96m x 9.28m (55'8 x 30'6)

Outside

Courtyard garden to rear with access out to High Street.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4JZ

Entry: By negotiation

Viewing: By appointment through **C**avers & **C**o

OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.