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&  
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&  
CENTRAL HEATING



32 St. Mary Street, Kirkcudbright, DG6 4DN



# 32 St. Mary Street, Kirkcudbright, DG6 4DN

## Offers Over £100,000

“Spacious double fronted shop premises situated in a prime location”

- + Front Shop
- + Office/Staff Area
- + W.C. Compartment
- + Store
- + Exterior Area

### EPC Rating TBC

#### LOCATION

The artists town of Kirkcudbright is in the heart of Dumfries & Galloway and sits on the banks of the River Dee. Kirkcudbright is served by excellent communication links with easy access to the A75, 27 miles from Dumfries with Glasgow and Edinburgh approximately 100 miles distant.

#### DESCRIPTION

Centrally located on Kirkcudbright's busy St. Mary Street, this property offers a bright and spacious retail area, back office and toilet along with a store to the rear.



135 King Street  
Castle Douglas  
DG7 1NA  
01556 503744

33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The Agents have not tested any items included in the sale and make no representation express or implied as to their condition. Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device. The photographs have been taken with a digital camera, using a wide angled lens.

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#### ACCOMMODATION

##### Front shop – 7.0m x 6.21m (measurement taken at longest and widest)

Large double glazed bay windows to the front with deep display sills; under floor heating; strip lighting (4); radiator.

##### Office/Staff Area – 3.62m x 3.78m

Double glazed window to the rear; radiator; carpeted floor; cupboard housing boiler unit; solid wooden back door leading out to shared side pend with access to St. Mary Street and to store.

##### W.C. Compartment – 0.96m x 2.1m

Toilet; extractor fan; hot water heater; stainless steel sink with cupboard unit; partially tiled.

#### STORE

Brick built store accessible through garden area; lights.

#### EXTERIOR AREA

Currently used as communal bin storage. Outside tap.

#### SERVICES

The property is served by mains electricity, water and drainage and benefits from gas central heating.

#### RATEABLE VALUE

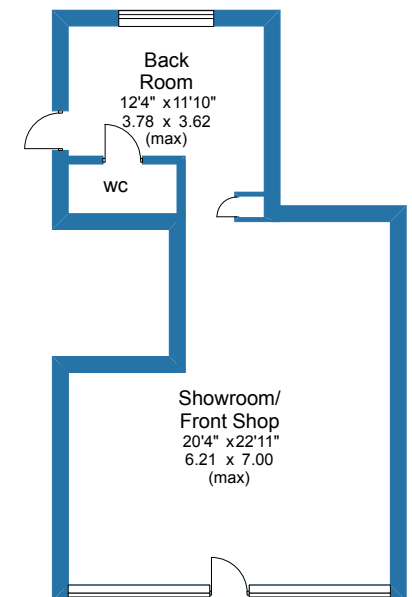
The rateable value is £4,450

#### VIEWING

By contacting the Selling Agents on 01556 503744.

#### OFFERS

In Scottish legal Form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any Offer.



For illustrative purposes only. Not to scale.

