



***Clachaneasy,
Bargrennan,
Newton Stewart,
DG8 6RL***

- **Former garage and filling station**
- **Situated off the A714, approximately 9 miles north of Newton Stewart**
- **Unrestricted views on to The Galloway Hills**
- **It is thought that the property maybe suitable for development subject to the relative permissions being obtained**
- **Offers in the region of £50,000 are anticipated**

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

38-40 Albert Street • Newton Stewart DG8 6EF

Tel: (01671) 404100 • Fax: (01671) 401443

www.abamattthews.com

BANK OF SCOTLAND BUILDINGS

Newton Stewart • DG8 6EG

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THE OLD BANK

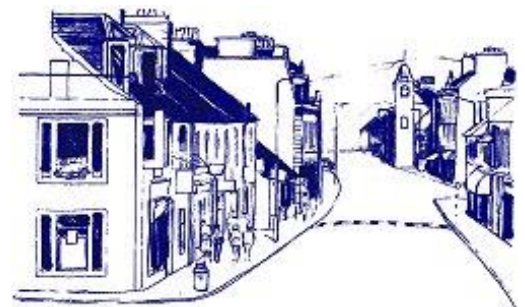
Buccleuch Street Bridge • Dumfries DG2 7TJ

Tel: (01387) 257300 • Fax: (01387) 257333

and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

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CLACHANEASY, BARGRENNAN, DG8 6RL

Originally built as a garage and filling station, the property has been used for a variety of purposes but in the last few years, it has been unoccupied. The building is positioned on a raised platform and enjoys uninterrupted views over open farmland and onto The Galloway Hills. As well as the former garage premises there is a residential caravan on the plot. The present owners did apply for planning permission to erect a house on the site, but this was withdrawn when they decided to develop another property.

SERVICES

Mains supply of electricity are near by. Water will need to be from a private supply from a borehole within the plot. Drainage is to a septic tank.

COUNCIL TAX

To be assessed.

VIEWING

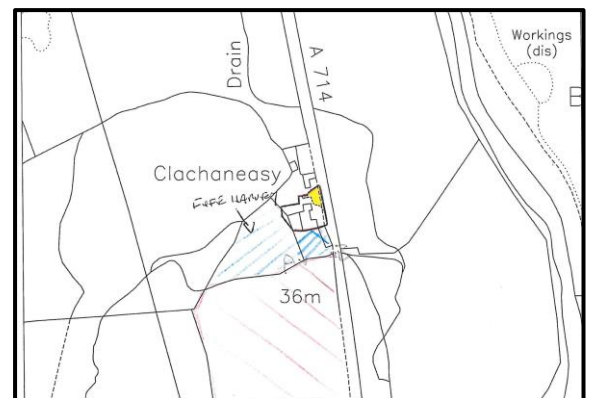
By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £50,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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While the particulars displayed on this site have been carefully compiled and are believed to be accurate no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising there from.

None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising there from.

Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.