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## **York House, 42 Lovers Walk, Dumfries, DG1 1LX**

0 Bedrooms | Offers around £170,000

Semi-detached former dwelling which is currently used as office premises with front and rear garden grounds with access from public footpath via a small flight of steps situated in good location within easy distance of Town Centre and Dumfries train Station for commuter links to Carlisle and Glasgow.

EPC- F

## General Information

Situated in Dumfries & Galloway's largest Town with a population of 37,500 and this is south west Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle. Dumfries attracts trade from nearby towns and villages together with the surrounding rural hinterland. The property is located on the southern side of Lovers Walk, between its junctions with St Marys Street and Watling Street and lies within a mixed residential/commercial district at the north eastern edge of Dumfries town centre. Nearby commercial properties include hotels, professional offices, salons, B&Bs, supermarkets, public leisure centre and a church.

The property provides accommodation over the basement, ground, first and attic floors.

Main walls are of solid red sandstone construction. Windows mostly of PVC/casement timber design incorporating sealed double-glazed units.

### Accommodation

#### Basement

Store

#### Ground Floor

Entrance Vestibule and Hallway, Meeting Room, Server Room, Reception Office, General Office, Archive Store, Utility Room and Cloakroom with WC.

#### First Floor

Three Offices, Kitchen, Store and Cloakroom with WC.

#### Attic Floor

Office and Bathroom with WC.

### Floor Areas

#### Net internal Area

Basement Floor – 14.62sq m (170sq. ft)

Ground Floor – 57.76sq.m. (622sq.ft)

First Floor – 56.21sq.m. (605sq.ft)

Attic Floor – 19.65 sq m (212sq. fr)

TOTAL – 148.24 sq.m (1596sq.ft)

### Services

The property is connected to mains supplies of water, gas and electricity. Drainage is assumed to be into the public sewer. Space heating is provided by a gas fired boiler to radiators.

### Planning Information

The property currently comprises office accommodation however is capable of supporting various other commercial uses. Alternatively there is scope for the property to be converted back into residential use, as one or more dwellings. Interested parties are advised to make their own enquiries direct with Dumfries & Galloway Council regards change of use.

### Rating Assessment

RV – £5,600.

The property therefore currently qualifies for 100% rates relief.

### Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

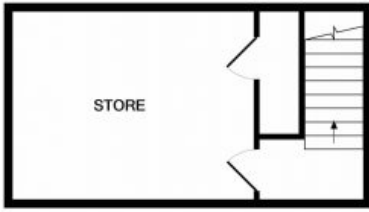
Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of

electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.

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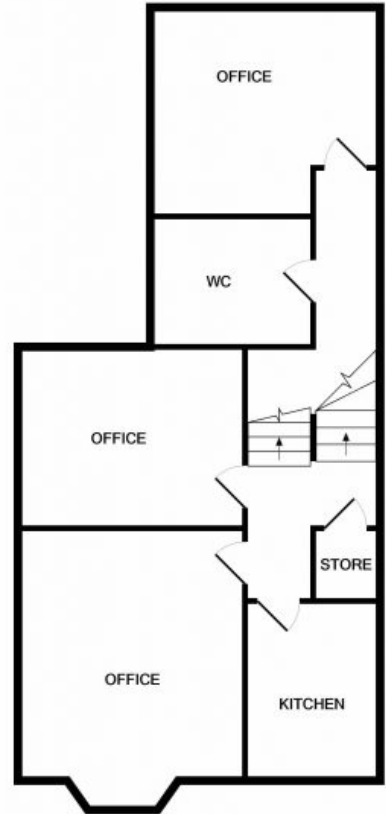
# Floor Plans



BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



ATTIC FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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