# Property for Auction in Scotland - [Print Version]

## Lot : Former Garage, Galabreck Road, Thornhill, Dumfries And Galloway DG3 4LP


Auction House Scotland

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| Auction Date: | Start Time | Property Type: | *Guide Price |
|---|---|---|---|
| Thu 27/08/2026 | 14:00 | Commercial | £60,000 |

## Property Address: Former Garage, Galabreck Road, Thornhill, Dumfries And Galloway DG3 4LP, DG3 4LP

We are delighted to present to auction this exciting redevelopment opportunity within the village of Thornhill, Dumfries & Galloway. Enjoying convenient location close to the village main street, the property comprises a former garage and workshop with an approximate footprint of 100 square metres. Accessed via a large double garage door from Galabreck Road, the main workshop provides an open-plan space with access to an upper-level storage and office area. A side lane offers further access to additional single-storey workshop and storage areas, providing flexibility for a variety of future uses. Although no planning applications have been submitted, the



property presents an exciting prospect for developers and builders. The existing buildings could lend themselves to a range of commercial uses, whilst there may also be potential for a unique residential mews-style development or conversion, subject to obtaining all necessary planning permissions and statutory consents. With an attractive guide price, excellent accessibility and significant scope for redevelopment, this is an opportunity that is expected to generate strong interest. Early expression of interest is highly recommended.

## Area

The village of Thornhill is in Dumfries & Galloway, approximately 15 miles north of Dumfries on the A76. The village offers an excellent range of everyday amenities including independent shops, cafés, restaurants, a supermarket, primary and secondary schooling, healthcare facilities and recreational amenities. The renowned Drumlanrig Castle and Country Estate lies on the edge of the village, attracting visitors throughout the year and supporting a strong local tourism economy. Excellent road links provide convenient access to Dumfries, Ayrshire and the Central Belt.

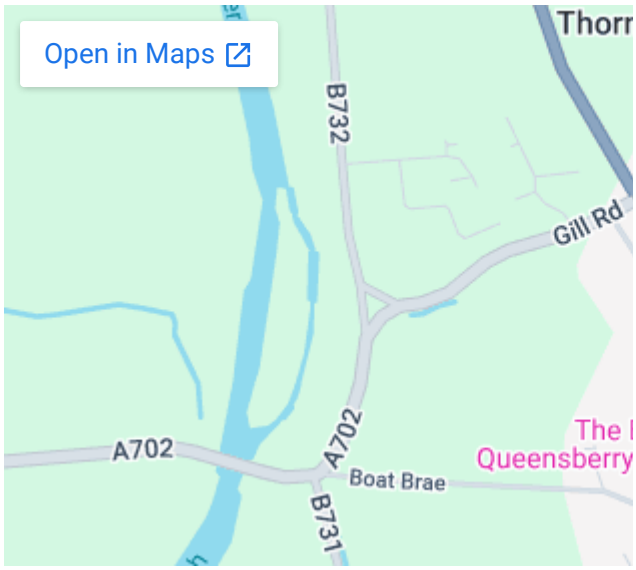
## Tenure

Freehold

## Local Authority

Dumfries and Galloway Council

## Location Map




## Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.