FOR SALE

Office / Redevelopment Opportunity

Three-storey & attic end-terraced property

Town centre location

Private parking overlooking River Nith

NIA: 296.90 sq.m. (3,196 sq.ft.)

Scope for conversion to an extensive family dwelling or redevelopment into multiple self-contained flats (STC)

Guide Price: £200,000

VIDEO TOUR

WHAT 3 WORDS



8 GORDON STREET, DUMFRIES, DG1 1EG

CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333
Robert Maxwell | robert.maxwell@shepherd.co.uk | **www.shepherd.co.uk**

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Location



Large town centre property occupying an elevated outlook over the River Nith

FIND ON GOOGLE MAPS

The subjects are situated in a central location with an elevated position overlooking the River Nith.

Dumfries is a former Royal Burgh and historic town, with a population of around 33,000, and is the largest settlement within the Dumfries & Galloway region of southwest Scotland, which possesses rolling countryside, a spectacular coastline and an array of bustling towns and villages.

The town occupies a strategic location at the intersection of the A75, A76, and A701 trunk roads. Public transport connections include regular bus services and a railway station on the Glasgow South Western Line.

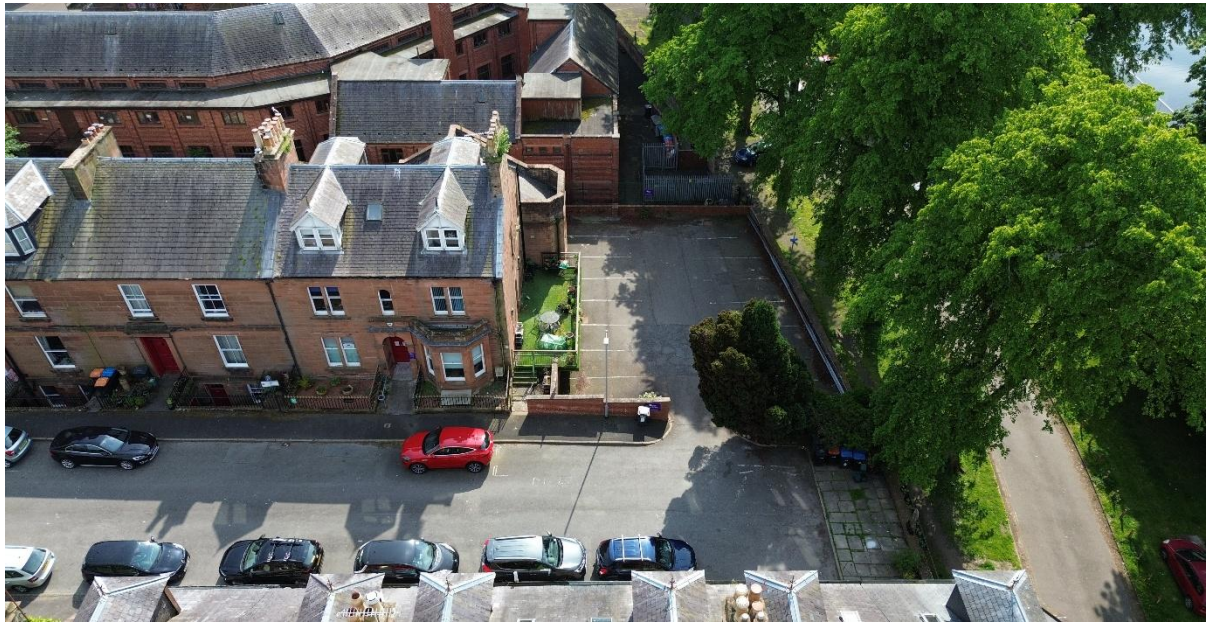
The town is home to Scotland's first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow and Dumfries & Galloway College, all of which are held within the 85-acre parkland Crichton Estate. In addition, Scotland's Rural College has a nearby campus within short commuting distance.

The subjects occupy a position overlooking the River Nith on the western side of Gordon Street in a mixed commercial and residential district of the town centre.

Nearby amenities include Dumfries Academy, Loreburn Primary School, Greyfriars Medical Centre, and various dental clinics, together with a variety of pharmacies, retailers, bars, restaurants, and professional services.

Public transport links are available at the nearby Burns Statue bus stop.

Description





The subjects comprise a traditional end-terraced office / day centre with a large private car park.

The original building is of local red sandstone construction, incorporating a bay window and ornate features, surmounted by a pitched and slated roof with dormer projections.

The rear extension is of cavity brick construction with an external stone face, surmounted by a pitched and slated roof.

Windows are a mix of double-glazed uPVC casement and single-glazed timber sash design.

The internal accommodation is expansive and comprises a number of offices along with open planned communal spaces, stores, kitchens, and w/c's.

Internal features such as ornate cornicing, ceiling roses, and the original staircase are preserved in places, but more modern fittings are also present.

The site extends to a surfaced car park with 14 spaces and 1 accessible space. There are also small sections of external space to the rear. The property is further benefited by an outdoor balcony overlooking the car park from the ground floor.

FLOOR AREAS	m^2	ft^2
Lower Ground Floor	94.35	1,016
Ground Floor	88.66	954
First Floor	71.01	764
Attic Floor	42.88	462
TOTAL	**296.90**	**3,196**

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Gallery







Gallery







Floorplan

8 GORDON STREET, DUMFRIES, DG1 1EG



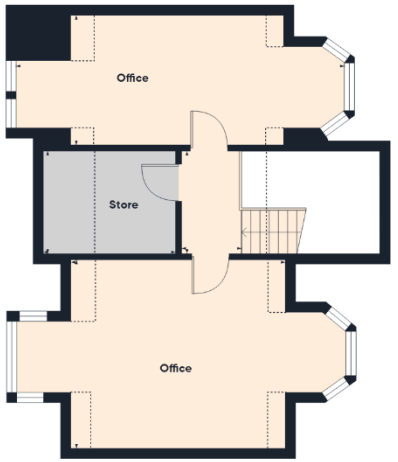
Basement



Ground Floor



First Floor



Attic

Site Plan

8 GORDON STREET, DUMFRIES, DG1 1EG



The Detail

Services

The property is connected to mains supplies of water, gas and electricity. Drainage is assumed to be into the main public sewer.

Space heating is provided a gas fired boiler, serving a series of wall mounted radiators.

Planning

The property is well suited for conversion to a single-family dwelling or redevelopment into multiple self-contained flats, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Rateable Value

£25,500

Price

Purchase offers around **£200,000** are invited for our client's heritable interest.

VAT

We are verbally advised that the property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Fraser Carson
f.carson@shepherd.co.uk

Robert Maxwell
robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors
18 Castle Street, Dumfries, DG1 1DR
t: 01387 264333

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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