



McCulloch Coaches, Stoneykirk

Stranraer, DG9 9DH

Offers Over £150,000 are invited

McCulloch Coaches

Stoneykirk, Stranraer

Tenure: Freehold

- A rare opportunity to acquire a former bus garage/depot
- Road side location on the outskirts of the village of Stoneykirk
- Large workshop with an office and WC
- Ample yard space for off-road parking
- Three-phase power to the workshop
- Four post electric vehicle lift
- Inspection pit within the garage
- Will lend itself to a variety of uses
- Possible change of use to residential development, subject to local authority approval



McCulloch Coaches

Presenting a rare opportunity to acquire a commercial proposition situated on the outskirts of the charming village of Stoneykirk, occupying a prominent roadside position that ensures both accessibility and visibility. Formerly a bus depot, the property presents exceptional commercial potential, making it an enticing prospect for a wide range of buyers. The heart of the property is complemented by a substantial workshop, which is equipped with three-phase power, a four-post electric vehicle lift, and an inspection pit within the garage, catering perfectly to automotive enthusiasts or those seeking a base for a business venture. The workshop also features an office and a convenient WC, ensuring practicality and comfort for daily operations. Throughout, the property boasts a sense of robust functionality, with ample yard space providing extensive off-road parking for multiple vehicles. With its blend of flexibility and on-site amenities, this former bus garage offers a compelling opportunity for those looking to create a bespoke working environment in a convenient location. It may be possible to apply for planning permission to redevelop the site into residential units, subject to local authority approval.

Yard

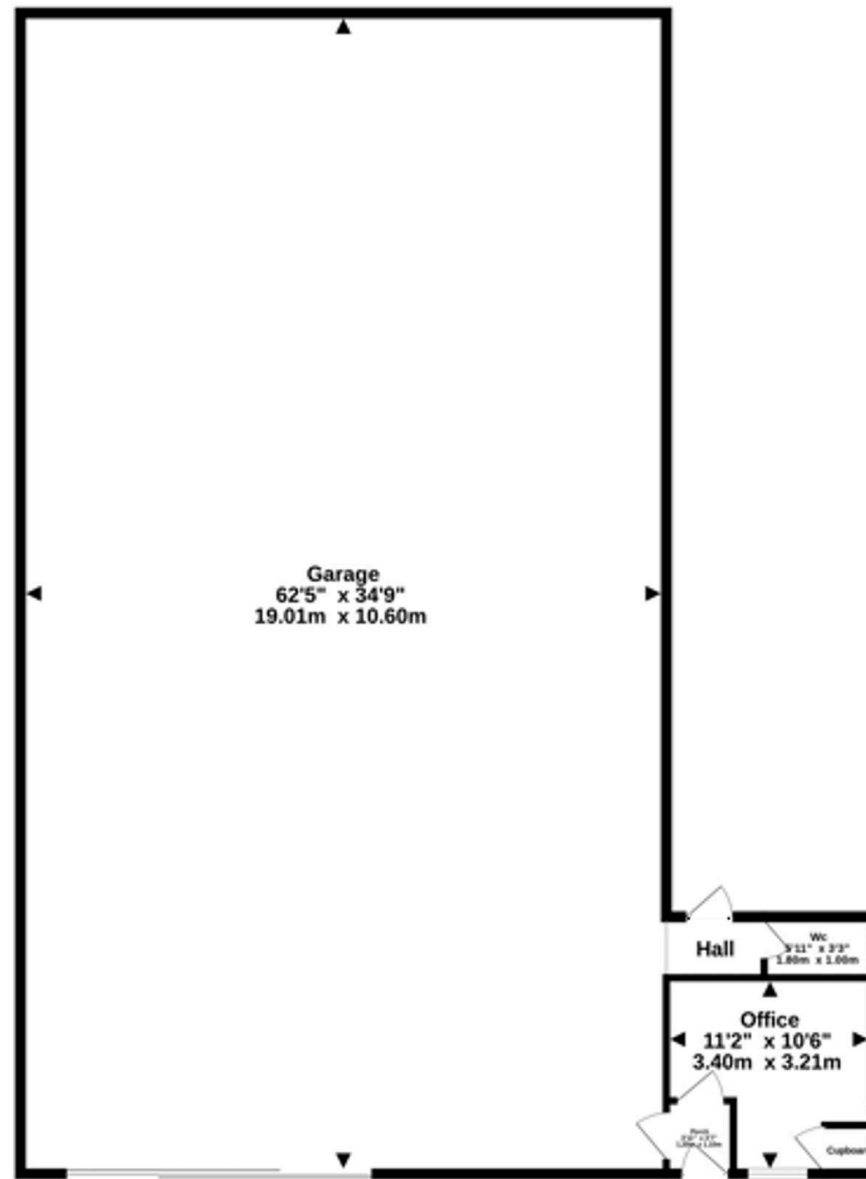
The property is set within a generous site, able to cater for multi-vehicle parking.

Off street

Ample space for multi-vehicle parking.



Ground Floor
2323 sq.ft. (215.9 sq.m.) approx.



TOTAL FLOOR AREA : 2323 sq.ft. (215.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.