

# FOR SALE BY ONLINE AUCTION

Auction Date: 21.08.2025

Semi-detached 4-bed house

Set within large residential suburb

GIA: 94 sq.m. (1,012 sq.ft)

Structural repairs required

Scope for redevelopment (STC)

Guide Price : £35,000



VIDEO TOUR



WHAT 3 WORDS



**34 MOSSDALE, HEATHHALL, DUMFRIES, DG1 3RG**

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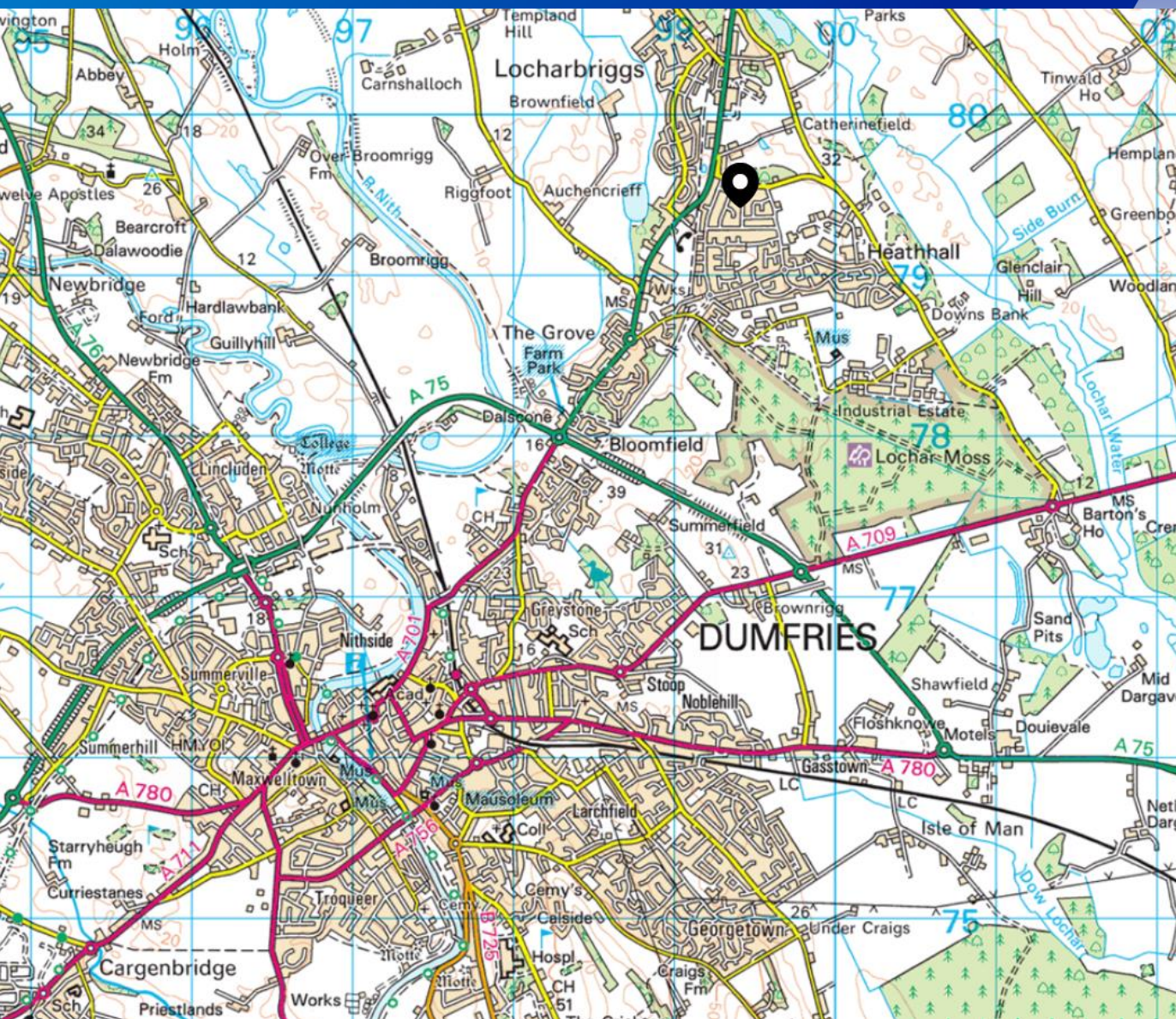






## Location

34 MOSSDALE, HEATHHALL,  
DUMFRIES, DG1 3RG



**The property is set within the well-established residential suburb of Heathhall on the outskirts of Dumfries.**

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.

Heathhall lies approximately 2.5 miles northeast of Dumfries town centre and is accessible from both the A701 and A709, as well as a public cycle path and via regular bus services.

The subject's benefit from a full range of local amenities such as children's nurseries, a primary school, community centre, public library, medical centre, veterinary practice, garden centre and convenience stores.

In addition, nearby leisure facilities include public playparks, Heathhall Forest, Lochar Thistle football club and a Bannatyne Health Club.

**Semi-detached family home within large suburb convenient to main amenities**



FIND ON GOOGLE MAPS





# Description

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**The subjects comprise a semi-detached family home that has suffered ongoing movement and therefore requires structural repair & refurbishment before being capable of habitation.**

The original two-storey building dates to circa 1965 and is of cavity brick construction under a pitched and concrete tile clad roof. We understand the single-storey flat roof extension / garage conversion was added around 1980.

Windows and doors are of double-glazed uPVC casement design.

There is off-street parking to the front and a private garden to the rear with greenhouse & potting sheds.

The internal accommodation extends to the following:

## Ground Floor

Entrance porch & hallway, lounge, kitchen, dining room and bedroom.

## First Floor

Three bedrooms and shower room with WC.



FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	59	639
First Floor	35	373
<b>TOTAL</b>	<b>94</b>	<b>1,012</b>

The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



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## Services

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

Space heating and hot water are provided by a gas-fired combi boiler serving a series of wall mounted radiators.

## Council Tax

Band D

## Structural Repairs

There are no engineers' reports or contractor estimates available in relation to the required structural repair works.

Interested parties must satisfy themselves independently as to the works necessary in order to return the property to a safe and habitable condition.

## Planning

The property is assumed to be registered for Class 9 (Houses) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

As a result of the current condition, there is also scope for full or partial redevelopment subject to Local Authority consents.

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





# Gallery

34 MOSSDALE, HEATHHALL,  
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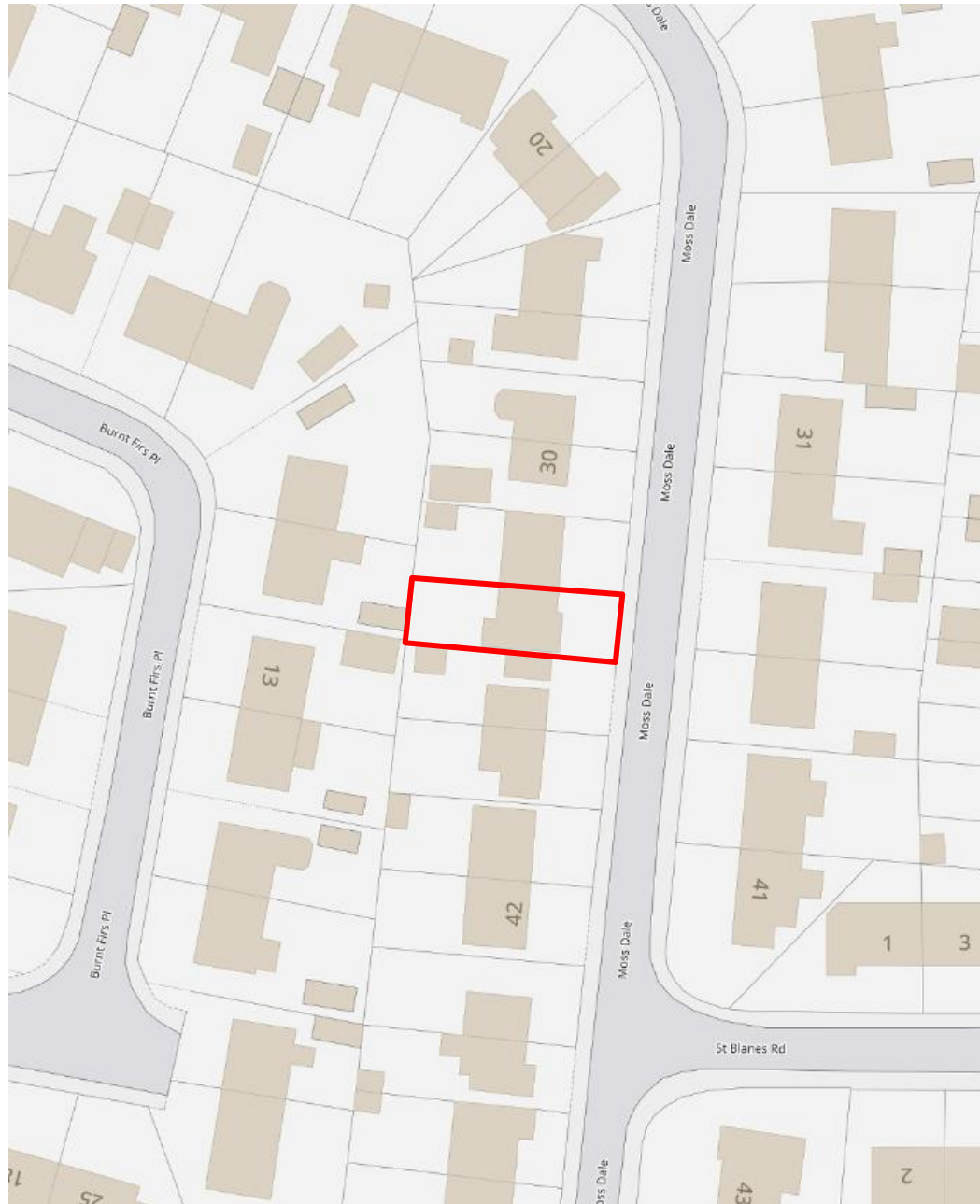






# Site Plan

34 MOSSDALE, HEATHHALL,  
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## Auction Date

The auction will be held on Thursday 21<sup>st</sup> August at 2:30pm.

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

## Guide Price

The property has a guide price of **£35,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

## Buyer Fees

The buyer's fee is 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate (EPC)

Energy Performance Certificate: Pending

A copy of the EPC is available upon request.

## Get in Touch

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



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## 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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