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Leading Perthshire Estate Agency

The Studio, 77 Main Street, Longforgan, Dundee, DD2 5EW

Offers Over £125,000

NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

The Studio, 77 Main Street, Longforgan, Dundee, DD2 5EW

Many thanks for your interest with The Studio, 77 Main Street, Longforgan, Dundee, DD2 5EW.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

The picturesque village of Longforgan offers a range of local amenities including a shop/post office, reputable primary school, sociable bowling club, community hall, play park, church and village Inn.

Secondary schooling can be found in the nearby cities of Perth and Dundee. The property is ideally placed for the commuter with the national motorway network providing access to Aberdeen, Edinburgh, Stirling, Glasgow and the A9 trunk road leads to Inverness.

Ninewells hospital and medical school are within easy reach and Perth Royal Infirmary lies approximately 20 miles to the West of the village.

Abertay and Dundee Universities, Dundee Airport and Technology Park are all within close proximity. There are mainline railway stations at Dundee and Perth.













Property Summary

Set within the charming conservation village of Longforgan, this characterful property offers a rare opportunity to acquire an architect's office, with an exciting opportunity for residential conversion. The building was formerly the village post office, accompanied by its original K6 telephone kiosk which forms part of the title deeds and historic George VI pillar box (this is still in use and is owned by Royal Mail).

Currently arranged as contemporary office accommodation, the property offers a bright and versatile interior with a welcoming reception area, open-plan workspace, office accommodation and WC facilities. The building combines traditional stone-built character with a modern interior, creating a fantastic opportunity for a buyer looking for something unique.

A planning application (26/01516/FLL) has been submitted for a change of use from professional office (class 2) to a residential dwelling offering the potential to create a unique home within this sought-after village setting. Purchasers should note that residential use remains subject to the outcome of the planning consent.

Whether continuing its existing commercial use or exploring its potential as a stylish studio home, this is an excellent opportunity to secure a distinctive property with an interesting history and exciting future possibilities.

*Artist's impressions are for illustrative purposes only. *





Key property features

- Development Opportunity
- Planning application pending for conversion to residential use
- Panning reference Ref: 26/01516/FLL
- Architectural Plans and Proposed Layout Drawings Prepared
- All mains' services in place
- Parking to front
- Small low maintenance garden to the front
- Charming Village location
- Rare to market
- Conservation area





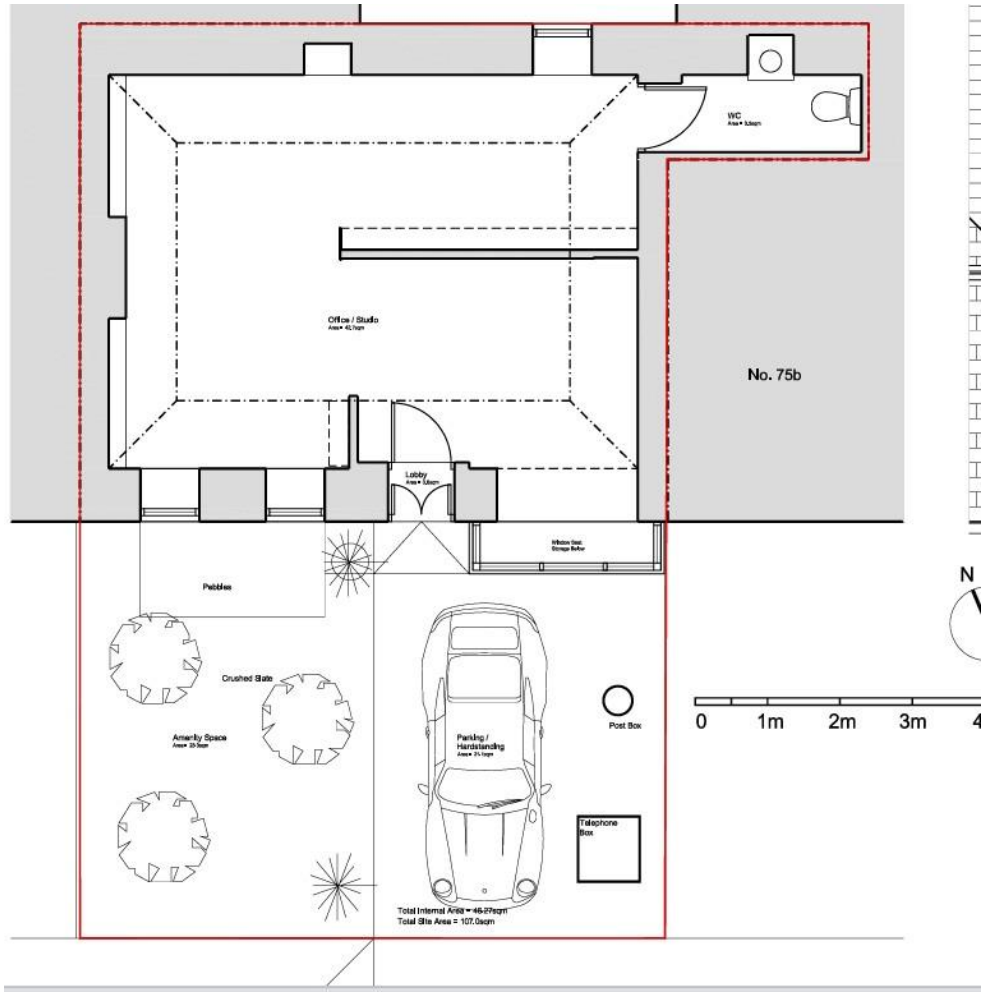


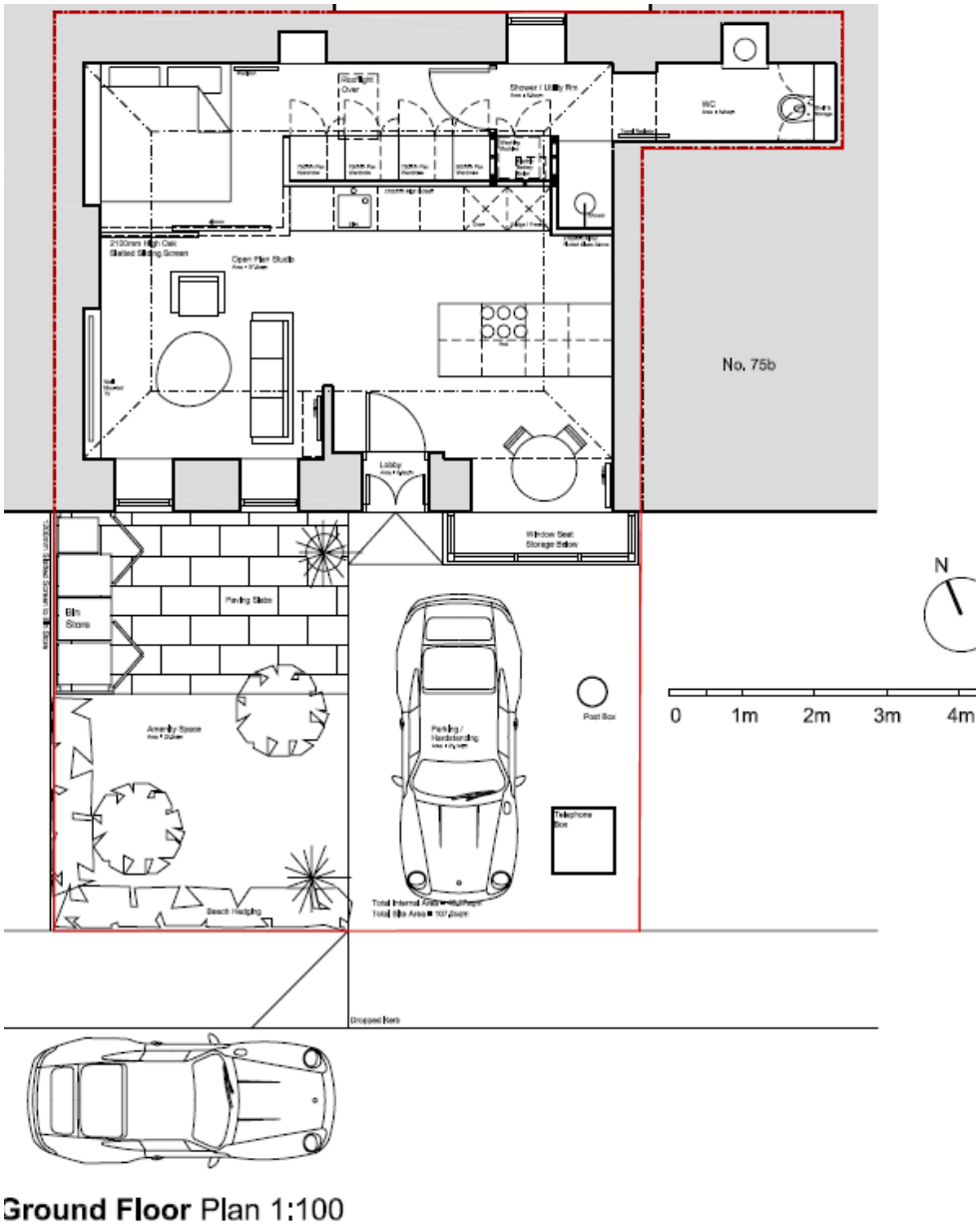

IN GRATEFUL MEMORY OF THOSE FROM THIS PARISH WHO FELL IN THE
AND OF THOSE WHO FELL
THEIR NAME LIVETH FOR EVERMORE


Village Store
Premier
POST OFFICE
7am-6.30pm
8am-4pm
PATERSON PLACE
COWARD PLACE




LONGFORGAN REMEMBRANCE
GARDEN





Ground Floor Plan 1:100

EXISTING FLOOR PLAN and PROPOSED FLOOR PLAN

PROPOSED VIRTUAL DESIGNS

















PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44
211 High Street, Auchterarder.....01764 66 36 66
Email sales@nexthomeonline.co.uk

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