



NO' 1 CAIRNSMORE ROAD

Castle Douglas, DG7 1BN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

CASTLE DOUGLAS



No' 1 CAIRNSMORE ROAD

Castle Douglas, DG7 1BN

Dumfries 18 Miles, Carlisle 52 Miles, Glasgow 94 Miles

A WELL-PRESENTED END TERRACED FAMILY HOME SET WITHIN A POPULAR RESIDENTIAL AREA OF CASTLE DOUGLAS

- SPACIOUS THREE BEDROOM ACCOMMODATION
- CORNER PLOT WITH AN ENCLOSED RAISED PATIO HOUSING A SUMMER HOUSE
- DETACHED TIMBER GARAGE & OFF-ROAD PARKING
- WITHIN AN EASY WALKING DISTANCE TO THE TOWN CENTRE
- CLOSE TO MAJOR COMMUTING NETWORKS

VENDORS SOLICITORS

Amy Orr
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

No' 1 Cairnsmore Road is situated within a popular residential area of Castle Douglas, within an easy walking distance of all town centre amenities. The property occupies a corner plot benefitting from three-bedroom accommodation over two floors. In addition, there are easily maintained garden grounds to the front and rear with a lovely private raised decking area where a summer house has been erected, providing the perfect space to enjoy summer barbecues, etc. There is also a cellar below the dwellinghouse, a garage of timber construction and enough off-road parking for two vehicles.

As mentioned earlier, the property is conveniently located within walking distance of the town centre of Castle Douglas (The Food Town), which offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, delicatessen's, butchers, bakers, grocery stores and craft outlets. Primary & Secondary education is available within the town with the secondary school only a 5-minute walk away.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie, which run a full timetable both north and south. The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses, the closest being at Castle Douglas.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for No' 1 Cairnsmore Road are sought in excess of: **£145,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

No' 1 Cairnsmore Road is of traditional construction rendered under a slated roof. The dwelling offers comfortable family accommodation over two floors, as follows:

GROUND FLOOR

- **Front Entrance Porch**
With a built-in storage cupboard, window to the front and part glazed UPVC door.
- **Central Hallway**
With a built-in storage cupboard, window to the side and staircase off to the first floor.
- **Family Bathroom**
With a corner shower unit, WC & WHB set in a modern vanity unit.





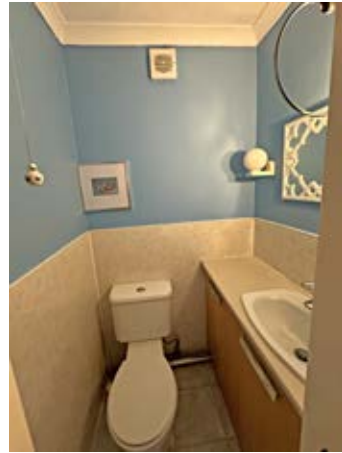
- **Lounge**
With a gas fire set in a feature fireplace, shelved alcoves with cupboards below and a window to the front.
- **Kitchen**
With a range of floor and wall units, built-in microwave and electric oven, gas hob with a cooker hood, integrated dishwasher, plumbed for white goods.
- **Rear Door Porch**
With glazing to two sides and part glazed UPVC door to the rear garden grounds.

FIRST FLOOR

- **Upper Landing**
With a cloakroom off.
- **Cloakroom**
With a WC & WHB.
- **Double Bedroom 1**
A generous space with built-in cupboards and a window to the front.

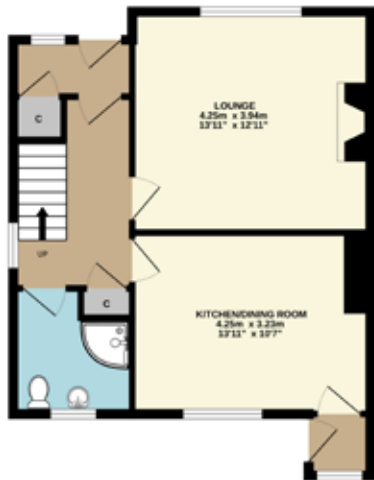


- **Double Bedroom 2**
With a window to the rear.
- **Double Bedroom 3**
With a window to the rear.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTSIDE

As mentioned earlier, the property benefits from garden grounds to the front and rear of the dwellinghouse. An enclosed raised decking area has been created with a summerhouse, making this the perfect area for barbecue's etc. Below the dwellinghouse is a small cellar, which provides a great storage space along with a detached timber garage.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	B	D67

HOME REPORT

A home report can be downloaded from our website: www.threaverural.co.uk/property

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Amy Orr, Brazenall & Orr** for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared March 2024

