



# **NO' 4 ALVINGHAM AVENUE**

**Castle Douglas, DG7 1JF**

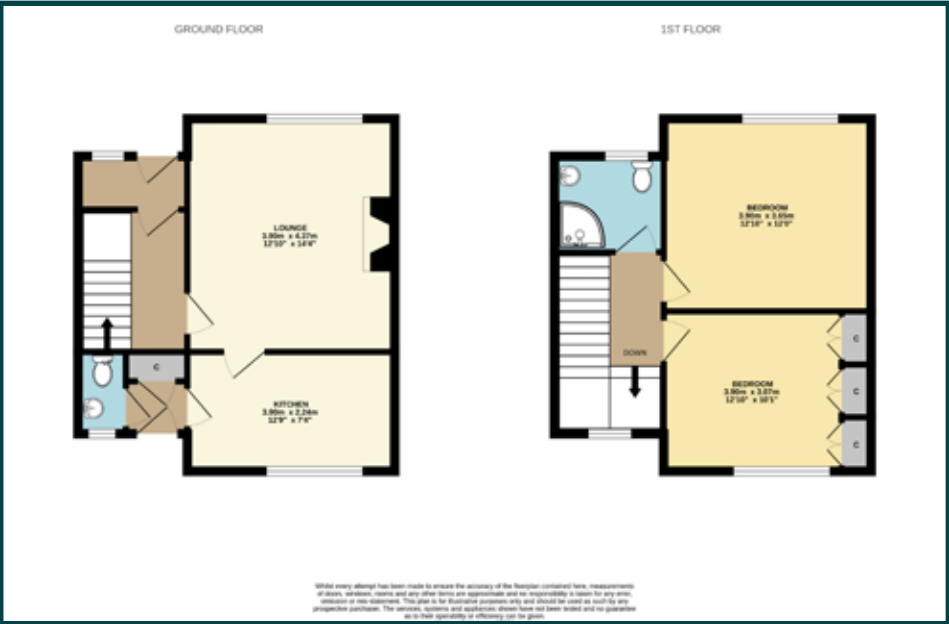
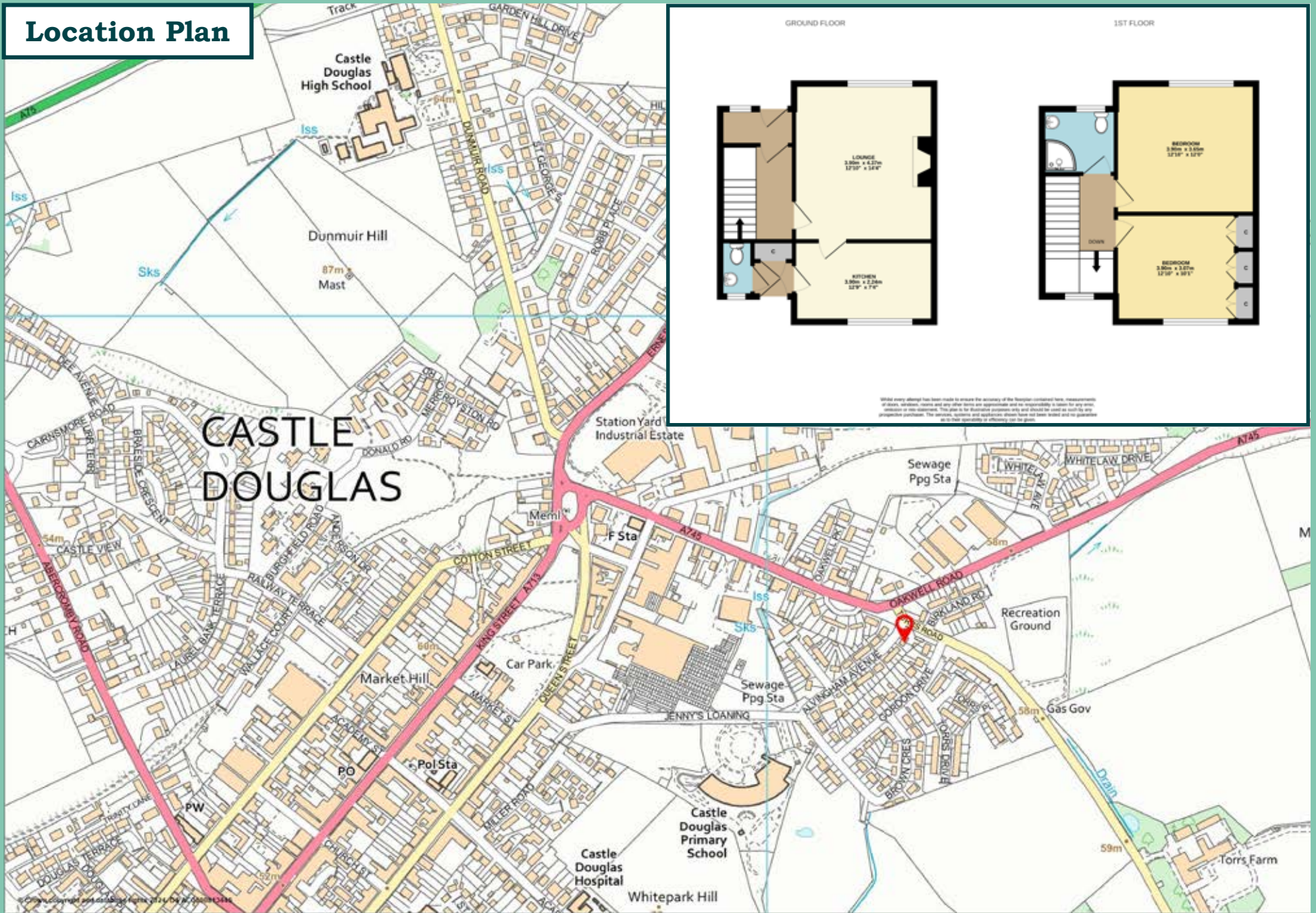


**THREAVE RURAL**

**LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS**



# Location Plan



# No' 4 ALVINGHAM AVENUE

**Castle Douglas, DG7 1JF**

**Dumfries 18 Miles, Carlisle 55 Miles, Glasgow 93 Miles, Edinburgh 96 Miles**

## A TWO BEDROOM SEMI-DETACHED DWELLING SITUATED IN A POPULAR RESIDENTIAL AREA OF CASTLE DOUGLAS

- TWO BEDROOM, TWO STOREY SEMI-DETACHED DWELLINGHOUSE
- ENCLOSED REAR GARDEN GROUNDS
- OFF ROAD PARKING TO THE FRONT
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO CASTLE DOUGLAS TOWN AMENITIES
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR COMMUTING NETWORKS

**FOR SALE PRIVATELY**

### **VENDORS SOLICITORS**

Mr Grierson Dunlop  
Turcan Connell  
Princes Exchange  
1 Earl Grey St  
Edinburgh  
EH3 9EE  
Tel: 0131 228 8111



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### **SOLE SELLING AGENTS**

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

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)





## INTRODUCTION

No' 4 Alvingham Avenue is situated within the picturesque market town of Castle Douglas in a popular residential area, conveniently located within walking distance of the Primary School and town centre amenities.

No' 4 Alvingham Avenue provides two-bedroom accommodation over two floors providing a fantastic blank canvas for any potential purchaser. The property may appeal to the first-time buyer or those wishing to downsize. There are enclosed garden grounds to the rear which are mainly laid to gravel for ease of maintenance with a paved patio area, flowering borders and a timber garden shed.

Local services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas 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 and craft outlets. Primary & Secondary education is available within the town.

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 also within an easy drive. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

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 with the region boasting no fewer than twenty-nine courses, the closest being within Castle Douglas.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for No' 4 Alvingham Avenue are sought **in excess of: £125,000**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

No' 4 Alvingham Avenue is located in a quiet residential area and only a short walk to the primary school and town centre amenities. The dwelling offers accommodation over two floors, briefly comprising:

- **Front Entrance Porch**  
With part glazed timber door to outside and glazed door into the central hallway.
- **Central Hallway**  
With stairs off to the first floor.
- **Lounge**  
With a living flame gas fire and window to the front.



- **Kitchen**  
With floor and wall units, plumbed for white goods, window to the rear.



- **Rear Door Porch**  
With built-in storage cupboards and door off to a WC.

### FIRST FLOOR

- **Upper Landing**  
With a window to the rear.
- **Double Bedroom 1**  
With a window to the rear and built-in wardrobes.
- **Bathroom**  
With a corner shower cubicle, WC, WHB and window to the front.
- **Double Bedroom 2**  
With window to the front.





**OUTSIDE**

The property benefits from enclosed garden grounds to the rear, off road parking to the front.

**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	B	C 69

**HOME REPORT**

A Home Report can be downloaded direct from our website: [www.threaverural.co.uk](http://www.threaverural.co.uk)

**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, **Mr Grierson Dunlop, Turcan Connell** 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 April 2024***



