



WINDYRIDGE

No' 48 Abercromby Road, Castle Douglas, DG7 1BA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



WINDYRIDGE

No' 48 Abercromby Road, Castle Douglas, DG7 1BA

Dumfries 18 Miles, Carlisle 52 Miles, Glasgow 94 Miles

A THOROUGHLY CHARMING BEAUTIFULLY PRESENTED TRADITIONAL FAMILY HOME SET WITHIN A SOUGHT AFTER RESIDENTIAL AREA OF CASTLE DOUGLAS

- THREE / FOUR BEDROOM ACCOMMODATION SET OVER TWO FLOORS
- BEAUTIFULLY PRESENTED RETAINING SOME ORIGINAL FEATURES
- PRIVATE DRIVEWAY & ENCLOSED GARDEN GROUNDS BACKING ON TO THE GOLF COURSE
- DETACHED SINGLE GARAGE
- WITHIN WALKING DISTANCE TO CASTLE DOUGLAS TOWN CENTRE
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Cavers & Co'
40-42 St Mary St
Kirkcudbright
DG6 4DN
Tel: 01557 331217



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

Windyridge is a thoroughly charming traditional detached two storey dwelling which seamlessly blends classic charm and modern convenience, located within the sought after residential area of Castle Douglas. This lovely family home is thought to date back to circa 1920 and retains some original features such as the internal timber panel doors with the porch door still having the beautiful original stained glass, as does a window on the mid-floor landing. The entrance hall ushers you into a choice of two-family rooms, where feature fireplaces set with wood burning stoves underline a sophisticated ambience. This thoughtful layout reveals a well-equipped kitchen offering a perfect balance of functionality and style.

Windyridge is approached by its own private gated driveway providing ample off-road parking. The garden grounds to the front are bound by a neat red brick wall and are made up of lawns, specimen trees and shrubs. Moving around to the rear there is a detached single garage and generous southwest facing enclosed garden grounds which again are laid to lawns, specimen trees and shrubs, landscaped for family living and including some vegetable patches. A paved patio provides the perfect space for alfresco dining and family or social entertaining.

Windyridge 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.

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, with Castle Douglas golf course located at the rear of Windyridge.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Windyridge are sought in excess of: **£275,000**

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

Windyridge is of traditional construction set under a slated roof. The dwelling offers comfortable family accommodation over two floors, very briefly comprising:

GROUND FLOOR

- **Front Entrance Porch**
With original tiled flooring and timber door with a beautiful stained-glass panel.



- **Central Hallway**

With a staircase off to the first floor and bespoke built-in storage cupboard.

- **Lounge**

With a beautiful reclaimed and restored inglenook type fireplace housing a wood burning stove. The floor is laid to the original restored timber boards and a large bay window to the front provides plenty of natural light with a further window is to the rear.



- **Kitchen**

With a range of floor and wall units, built-in electric oven and halogen hob, plumbed for white goods and two windows to the rear, door off to the rear door porch / boot room.

- **Living Room**

With a wood burning stove set in a lovely feature fireplace and a window to the front, door off to bedroom 1 / office.



- **Single Bedroom 1 / Office**

This is a recent addition to the living accommodation and at present utilised as a single bedroom but could make a lovely office space or indeed, the partition wall could be removed increasing the footprint of the living room. Patio doors give access to the paved patio and enclosed garden grounds.



FIRST FLOOR

- **Family Bathroom**

Showcasing a bath with tiled walls and a shower over along with a WC & WHB, the floor is laid to decorative tiles and there is a window to the side.

- **Double Bedroom 2**

Beautifully presented with built-in wardrobes and double aspect windows enhancing the natural light.

- **Single Bedroom 3**

With a window to the front.

- **Double Bedroom 4**

Again, beautifully presented with double aspect windows and built-in wardrobes.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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, there are landscaped garden grounds to the front and generous enclosed garden grounds to the rear which are made up of lawns, mature shrubs, flowering perennials, etc. There is also a paved patio making this the perfect place for family and social entertaining.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	E	

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, **Cavers & Co'** 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 September 2024



Sale Plan



FOR IDENTIFICATION ONLY

