



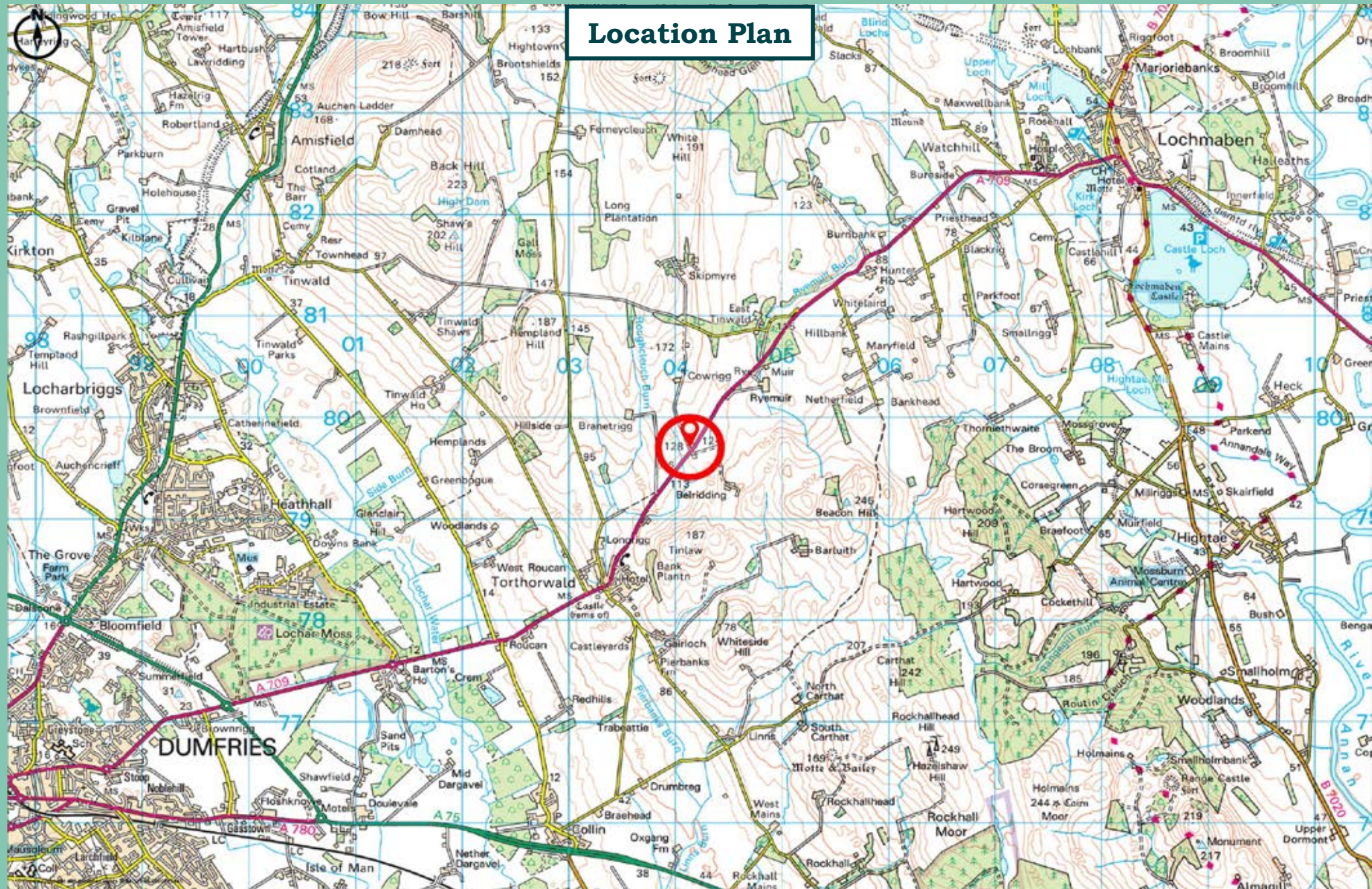
CLEUGHBANK

Lochmaben, Lockerbie, DG11 1RU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

CLEUGHBANK

Lochmaben, Lockerbie, DG11 1RU

Dumfries 5 miles, Lockerbie 7 miles, Carlisle 32 miles, Glasgow 73 miles, Edinburgh 76 miles

A SPACIOUS DETACHED BUNGALOW SET ON AN ELEVATED SITE OCCUPYING A GENEROUS PLOT NOT FAR FROM THE MARKET TOWN OF DUMFRIES

- **SPACIOUS LIGHT FILLED THREE BEDROOM BUNGALOW**
- **GENEROUS MATURE GARDEN GROUNDS ENCLOSING THE PROPERTY**
- **PRIVATE PLOT WITH NO IMMEDIATE NEIGHBOURS**
- **COUNTRYSIDE LOCATION YET CLOSE TO LOCAL SERVICES & MAJOR ROAD NETWORKS**

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

Cleughbank occupies a rural but accessible location situated within a generous, plot with no immediate neighbours. The property is conveniently located about 5 miles from the busy market town of Dumfries & 7 miles to the market town in Southwest Scotland and within close proximity major road networks.

Cleughbank is of more modern construction offering surprisingly spacious and light accommodation throughout, occupying an elevated site with panoramic views across the surrounding countryside. The property is approached by its own private driveway where there is ample parking and in addition, there is an integral single garage. Cleughbank is surrounded by its own garden grounds which are mainly laid to lawns incorporating a paved patio making this the perfect place for alfresco dining or family and social entertaining.

All retail and professional services are located within a short drive of the property, with the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

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 is 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.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.
What3words: boils.dials.completed

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Cleughbank are sought in excess of: **£260,000**

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

Cleughbank is of more modern construction set over a single floor with the accommodation very briefly comprises:

- **Front Entrance Porch**
With timber glazed double doors to the central hallway.
- **Central Hallway**
With one walk-in storage cupboard and another which is shelved.



- **Kitchen**

With double aspect windows enhancing the natural light whilst providing wonderful open views. There are a range of floor and wall units incorporating a breakfast bar.

- **Utility Room**

Plumbed for white goods, window to the side, part glazed UPVC door to outside and a door to the integral garage.



- **Dining Room**

Another naturally lit room with a picture window to the side and timber glazed sliding doors through to the lounge.



- **Lounge**

With a large picture window to the side and patio doors giving access to the raised patio at the rear.



- **Double Bedroom 1**

With a window to the side.

- **Double Bedroom 2**

With double aspect windows with an en-suite WC and WHB.

- **Double Bedroom 3**

With a window to the front. All three bedrooms are of a generous size filled with natural light.

- **Family Bathroom**

A modern bathroom suite with a large walk-in shower cubicle, WC & WHB, window to the side.





SERVICES

| Water | Drainage | Electricity | Heating | Council Tax | EPC |
|-------|-------------|-------------|-----------|-------------|------|
| Mains | Septic Tank | Mains | Oil Fired | E | D 58 |

OUTSIDE

As mentioned earlier Cleughbank is approached by its own private driveway where there is ample parking available and in addition, a single integral garage provides covered parking. The property is enclosed by its own generous garden grounds which are mainly laid to lawns with a patio to the rear. The position of Cleughbank offers lovely elevated views across the surrounding countryside towards Dumfries.



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 David Hall, Hall Baird Solicitors** for a definitive list of burdens subject to which the property is sold.

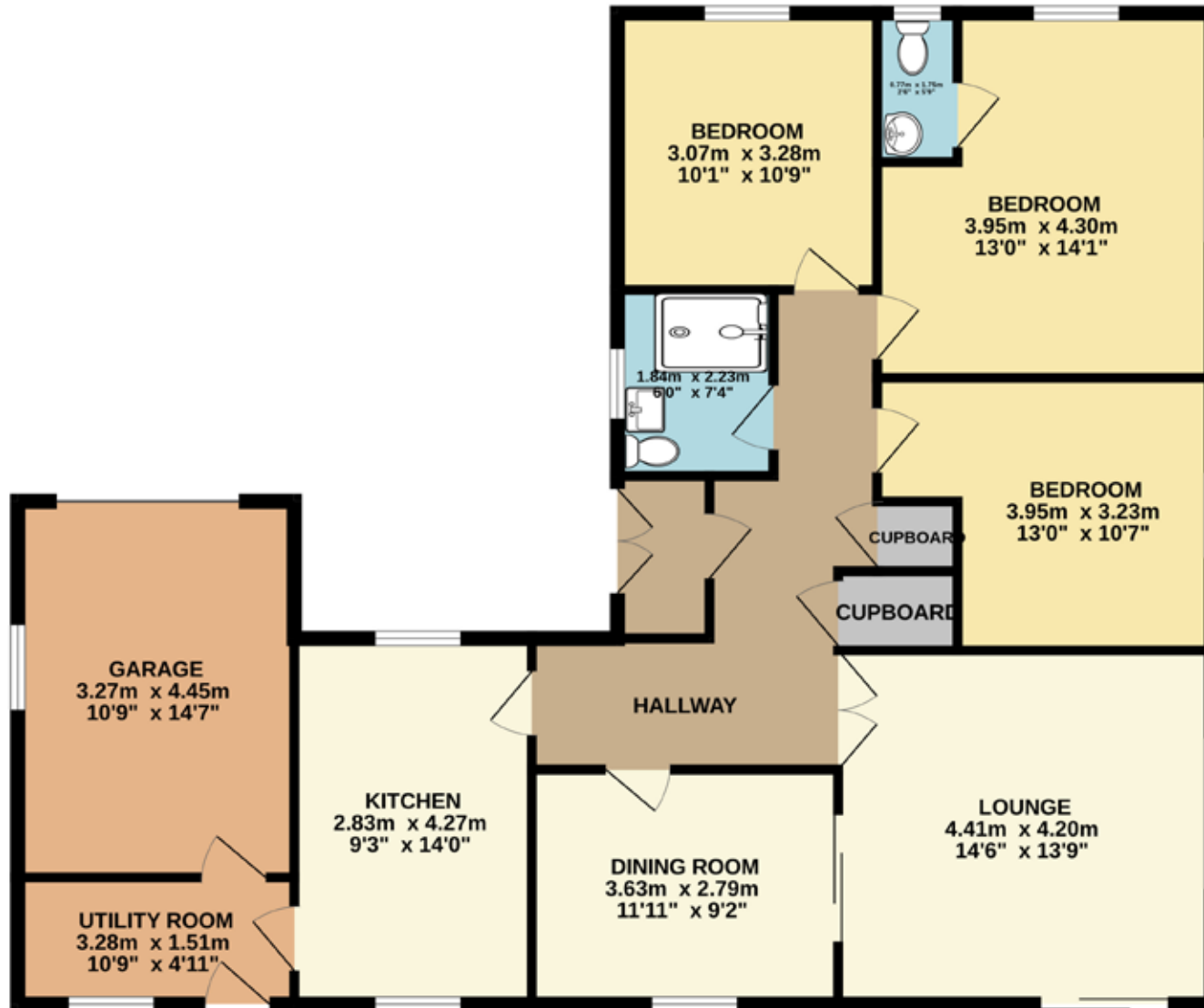
APPORTIONMENT

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



Floor Plan

GROUND 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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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

Immediately upon completion.

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 October 2024

