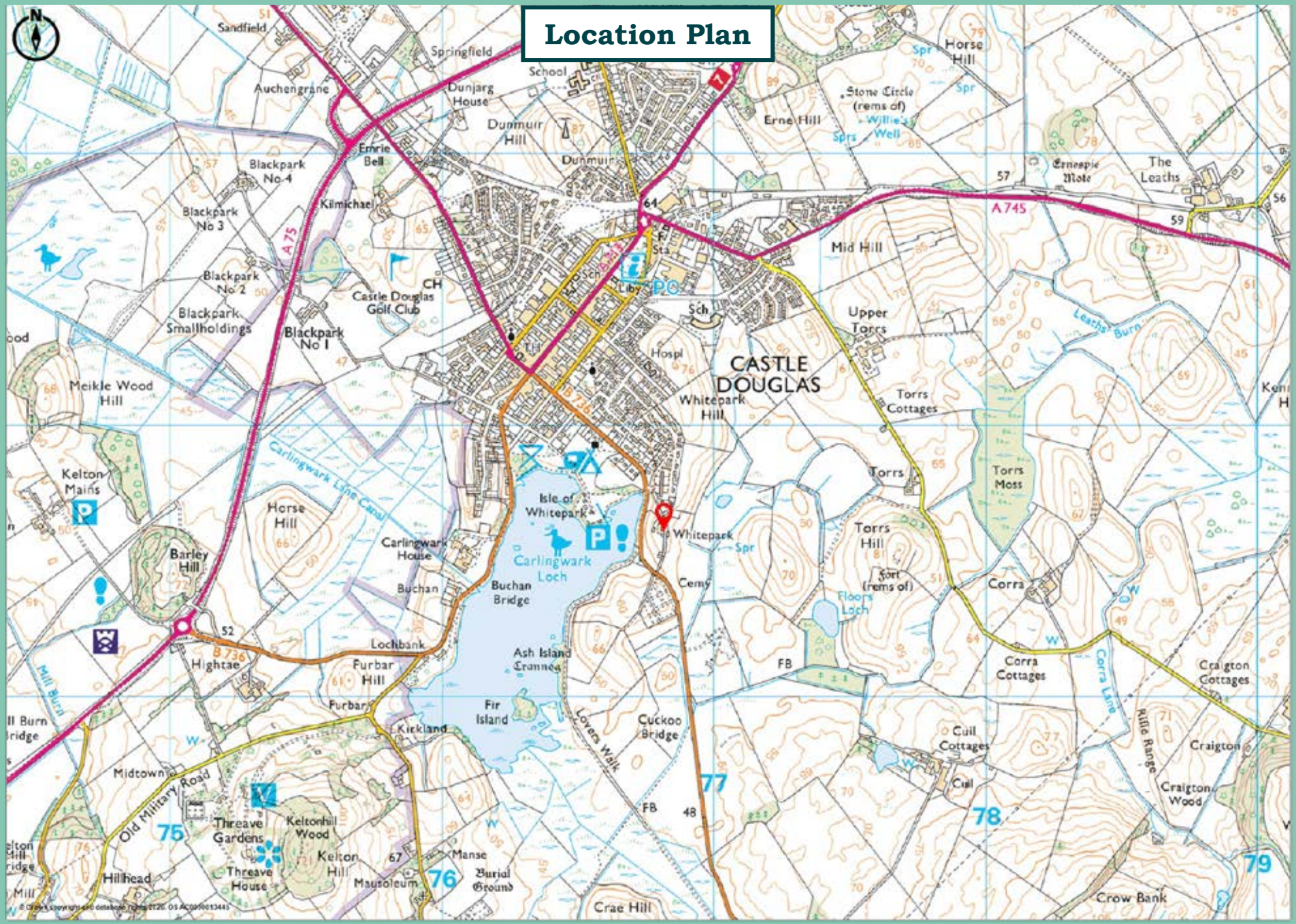
NO' 31 WHITEPARK GARDENS

Castle Douglas, DG7 1GD

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Promap
LANDMARK INFORMATION

© Crown Copyright and database rights 2026. OS AC0000813445
Plotted Scale - 1:25000. Paper Size – A4

NOT TO SCALE
Plan for indicative purposes only

No’ 31 WHITEPARK GARDENS

Castle Douglas, DG7 1GD

Kirkcudbright 10 miles, Dumfries 20 miles, Carlisle 52 miles, Glasgow 94 miles

A WELL-PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE SITUATED IN A PRIVATE SOUGHT-AFTER RESIDENTIAL AREA OF CASTLE DOUGLAS WITHIN WALKING DISTANCE OF AMENITIES, LOCAL PARKS AND BEAUTIFUL NATIONAL TRUST WALKS

- BRIGHT, WELL-PRESENTED TWO BEDROOM DWELLINGHOUSE
- DEDICATED PARKING SPACE IN PRIVATE RESIDENCE CARPARK
- MODERN WALK-IN CONDITION
- WITHIN WALKING DISTANCE OF CASTLE DOUGLAS TOWN CENTRE
- WITHIN AN EASY DRIVE OF MAJOR ROAD NETWORKS

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

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

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

OnTheMarket.com

INTRODUCTION

No' 31 Whitepark Gardens is situated within a private sought after residential area of the pretty market town of Castle Douglas. This semi-detached two-bedroom dwellinghouse offers a lovely home with two bedrooms, a lounge with views over the countryside, bathroom and a separate WC. A more detailed description along with a floor plan can be found within these particulars of sale.

The property benefits from its own dedicated parking space within the private residential carpark and a factor for maintenance and upkeep of the grounds is in place and managed by the residence via a community group.

No' 31 Whitepark Gardens is within walking distance to the high street of Castle Douglas (The Food Town), which offers all essential services with a comprehensive range of leisure facilities, health services, wide range of professional services and a range of supermarkets. The high street is renowned for its retailing with a wide range of traditional shops, butchers, bakers, grocery stores and craft outlets. Primary & Secondary education is available within the town. Castle Douglas and surrounding towns offer a variety of community ran annual events such as Civic Week and The Soapbox Derby.

Communications to the area are good with the property situated in close proximity to the A75 Euro Route, which provides quick access from the south via the M6 & M74. Ferry links to Northern Ireland can be found at Cairnryan (58 miles). Domestic and international flights can be found at Prestwick Airport (57 miles) and Glasgow International Airport (100 miles). There are mainline railway stations at both Dumfries and Lockerbie, which run a full timetable both north and south.

This part of Southwest Scotland boasts one of the most varied and picturesque landscapes in the country, ranging from the moorlands of the Southern Upland Hills to the bays and sandy beaches of its distinctive coastline. Kirkcudbrightshire is a predominantly rural county, where agriculture and tourism form the backbone of the local economy. The region has remained largely untouched by modern industry, preserving its natural charm.

Outdoor and sporting activities are exceptionally well catered for, with abundant opportunities for shooting and fishing in the local area. The diverse landscape, combined with the proximity to the coast and nearby lochs, offers excellent walking, sailing, and cycling routes. Golfers are also well served, with a wide choice of high-quality local courses to enjoy.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for No' 31 Whitepark Gardens are sought **in excess of: £165,000**

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

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

PARTICULARS OF SALE

The property is of relatively modern construction with the accommodation set over two floors, very briefly comprising:

GROUND FLOOR

- **Entrance Hallway**
  With a tiled floor, lounge, kitchen and cloakroom off.

- **Cloakroom**
  With modern sanitary ware and a tiled floor.

- **Kitchen**
  With a generous range of modern floor units, electric oven and hob, integrated dishwasher and fridge freezer, window set to the front

- **Lounge**
  With two windows to the front enhancing the natural light within and offering open countryside views. There is a wall mounted electric fire and a large built-in cupboard houses the central heating boiler.

FIRST FLOOR

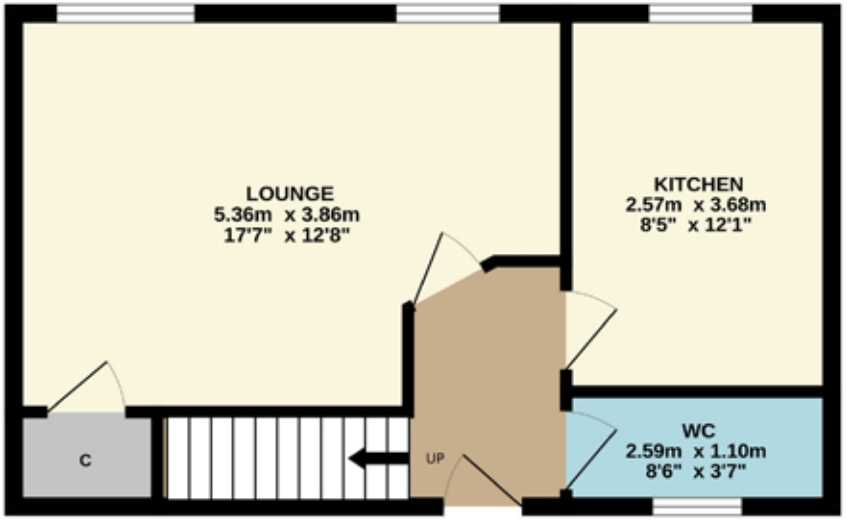
- **Upstairs Hallway**
  With a Velux set to the rear of the house and a glass mosaic panel further enhances the natural light.

- **Bedroom 1**
  With a window to the side along with a Velux window.

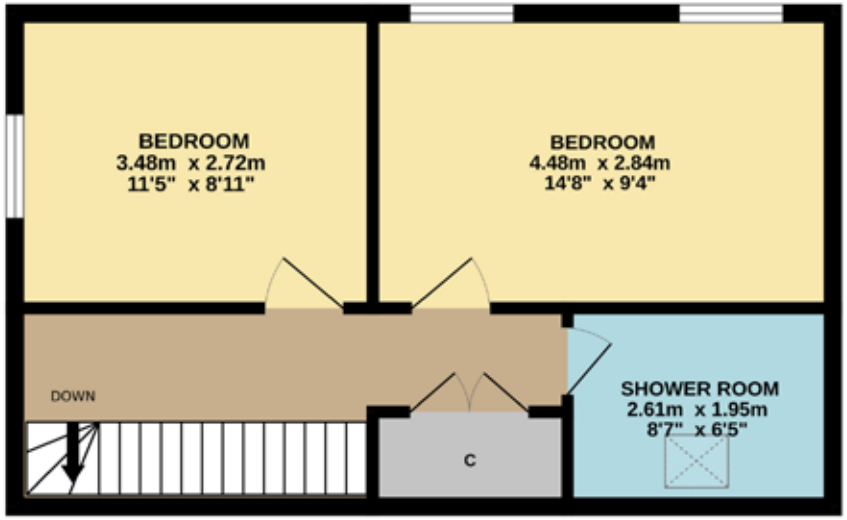
- **Bedroom 2**
  With two windows to the front and two Velux windows set above which make the most of the open countryside views.

- **Bathroom**
  With a tiled floor and partially tiled walls, corner shower cubicle, WC and WHB set in a modern base unit, a Velux window is set to the rear.

GROUND FLOOR



1ST FLOOR



OUTSIDE

As mentioned earlier, there is a dedicated parking space within the residence carpark. **It should be noted, there are no garden grounds with the property, which is ideal for those less green fingered buyers. There are some wonderful National Trust walks and parks only a short walk from the property.**

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	B	C (80)

Factoring Charges as per residence community group: April 2025 / 2026: £112.00 payable twice per year. Please note, this figure may be subject to annual reviews.

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

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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

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 2026

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS