



WOODLANDS

Castle Douglas, DG7 2LL



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



WOODLANDS

Castle Douglas, DG7 2LL

Castle Douglas 2 miles, Dumfries 18 miles, Carlisle 53 miles, Glasgow 84 miles

A BEAUTIFULLY PRESENTED TRADITIONAL FOUR BEDROOM DETACHED DWELLING WITH EXCEPTIONAL COUNTRYSIDE VIEWS LOCATED JUST OUTSIDE THE TOWN OF CASTLE DOUGLAS

- IMMACULATELY MAINTAINED FAMILY HOME ARRANGED OVER TWO FLOORS
- SPACIOUS AND VERSATILE ACCOMMODATION IDEAL FOR FAMILY LIVING AND ENTERTAINING
- LANDSCAPED GARDEN GROUNDS OFFERING EXCEPTIONAL OUTDOOR SPACE
- VARIETY OF OUTDOOR BUILDINGS PLUS A DETACHED DOUBLE GARAGE
- CURRENTLY EQUIPPED WITH OIL-FIRED BOILER WITH OPTION OF BIO-MASS
- PRIME LOCATION CLOSE TO CASTLE DOUGLAS TOWN CENTRE

FOR SALE PRIVATELY

VENDORS SOLICITORS

Grierson Dunlop
Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE



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

Woodlands is an impressive and generously proportioned four-bedroom traditional home, perfectly positioned just outside the charming market town of Castle Douglas.

The property has served as a much-loved family home for many years and has been maintained to a high standard throughout. It offers spacious accommodation, including three reception rooms, a kitchen, utility room and four bedrooms. Full details and a floorplan are provided within these particulars.

The house is approached through a gated entrance, with a tarmac driveway lined by mature trees leading directly to the front of the property. Set within a substantial plot, Woodlands is surrounded by established garden grounds, including an expansive front lawn that provides both privacy and a pleasant outlook. The property also benefits from attractive countryside views over the surrounding land.



Woodlands is conveniently located within 2 miles of the town centre of Castle Douglas, a designated Food Town. Castle Douglas offers a wide selection of independent shops as well as supermarkets, leisure facilities, restaurants, banking and professional services. The high street is well known for its niche retailing with a wide range of traditional shops, delicatessens, butchers, bakers and craft outlets. Primary and secondary education is available within the town. A further range of facilities can be found in Dumfries, the principal town of the region, which provides additional amenities including a major hospital, university and college campuses, retail parks and other services.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, providing quick access from the south via the M6 and M74. The ferry terminal for Northern Ireland at Cairnryan is 58 miles away, while the international airports of Prestwick (52 miles) and Glasgow Airport (84 miles) are also within easy reach. Mainline railway stations at both Dumfries (19 miles) and Lockerbie (32 miles) offer regular services north and south.

The region is well known for the quality and variety of its field sports and leisure opportunities with shooting and fishing available locally. Thanks to the diverse landscape, together with the nearby coast and lochs, the area also offers exceptional walking, sailing and cycling. For golf enthusiasts, there is a wealth of good local courses, including nearby Castle Douglas Golf Course (1 mile).

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Woodlands are sought **in excess of: £480,000**

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

Woodlands is of traditional construction and offers comfortable, spacious family accommodation arranged over two floors, currently equipped with oil-fired boiler, with option of Biomass. The property briefly comprises:

GROUND FLOOR

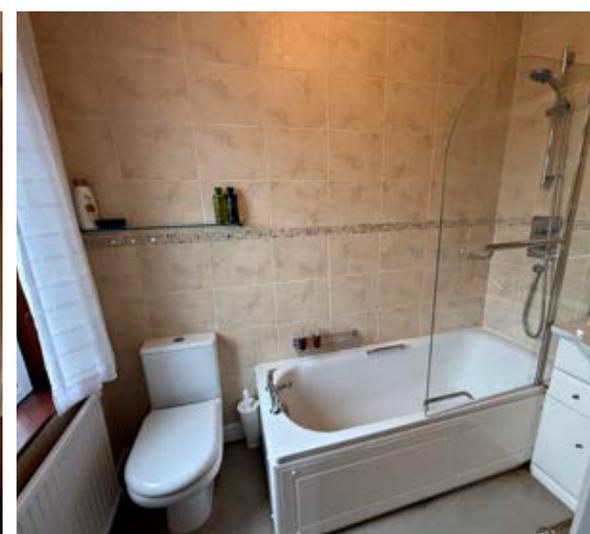
- **Entrance**
The house is accessed via attractive white storm doors with glass panelling, opening into a practical entrance area ideal for coats and boots. A second glazed door leads into the central hallway.
- **Central Hallway**
A grand and welcoming hallway featuring tall ceilings and panelled walls, and a staircase leading to the first floor. There is also a useful understairs storage cupboard.



- **Lounge/ Dining Room**
A generous and versatile living space with an open fireplace and ample room for both dining and seating areas. The room benefits from a side window and an impressive large bay window to the front. Doors lead to both the central hallway and the kitchen.



- **Kitchen**
A well-equipped kitchen fitted with a range of wall and base units, integrated oven and grill, microwave, fridge and induction hob. A window overlooks the garden.
- **Utility Room**
Fitted with a sink and plumbing for white goods, with ample space for storage. There is also a door providing access to the outside.
- **WC**
Comprising a cloakroom, WC, wash hand basin and a window to the side.

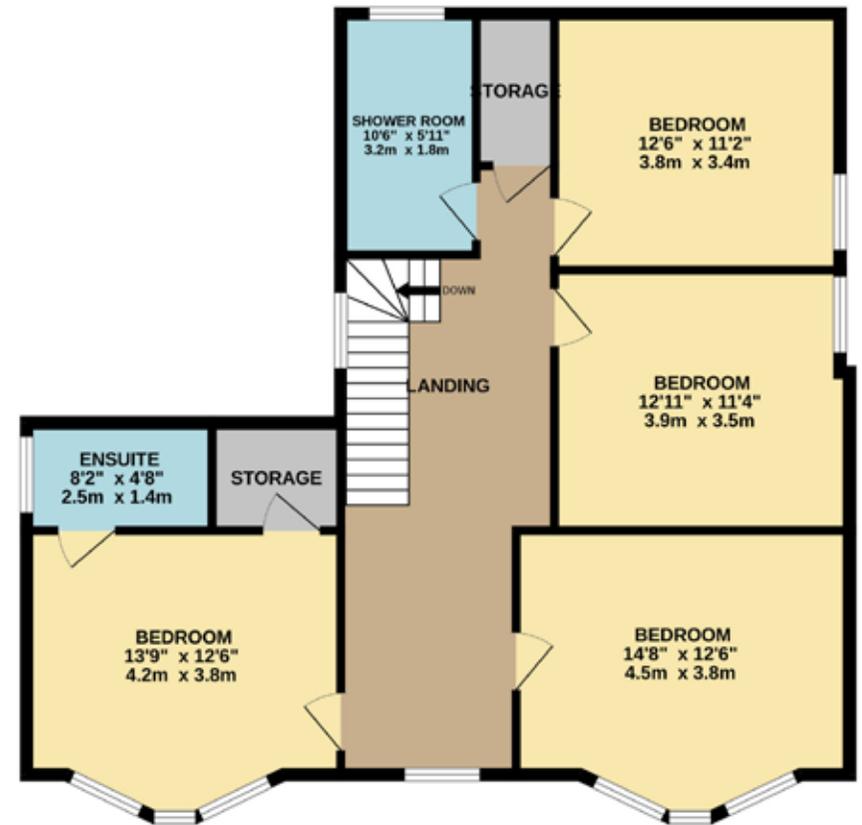


Floor Plan

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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- **Lounge**

A bright and spacious reception room with a large bay window overlooking the garden, allowing an abundance of natural light.

- **Sunroom**

A light-filled sunroom located off the lounge, enjoying beautiful countryside views over the surrounding farmland. French doors open to the front and there is a further single door to the rear.



FIRST FLOOR

- **Upper Landing**

There is a traditional staircase with a picture window halfway up, creating a bright and airy feel, while an additional window to the front allows plenty of natural light into the landing. A large storage cupboard also provides access to the attic.

- **Shower Room**

Fitted with a shower and drying area, WC, wash hand basin, vanity unit and a window to the rear.

- **Bedroom 1**

Double bedroom with a window to the side.

- **Bedroom 2**

Double bedroom with a window to the side.

- **Bedroom 3**

A spacious bedroom featuring a large bay window to the front.

- **Bedroom 4 & En-suite**

A generous bedroom with a large bay window to the front, built-in cupboards and a walk-in wardrobe. The en-suite comprises a WC, wash hand basin and a bath with shower over.

OUTSIDE

Woodlands boasts an expansive outdoor space, approached via a gated entrance leading along a sweeping tarmac driveway lined with mature trees and manicured lawns. In the garden, a burn runs along the front, and the lawn area also features a decorative well pump and a paved stone area, ideal for seating and enjoying the surroundings.



At the rear, the property offers a double garage, a workshop housing the biomass boiler, a log store and a garden shed. A sheltered patio provides the perfect spot for alfresco dining and relaxing in the evening sun.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Biomass/Oil	G	F (29)

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, **Grierson Dunlop at 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.

FIXTURES AND FITTINGS

Some furniture may be available by separate negotiation.

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 AntiMoney 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



Sale Plan



Barnspark

For identification purposes only



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