



# THE WHITE HORSE

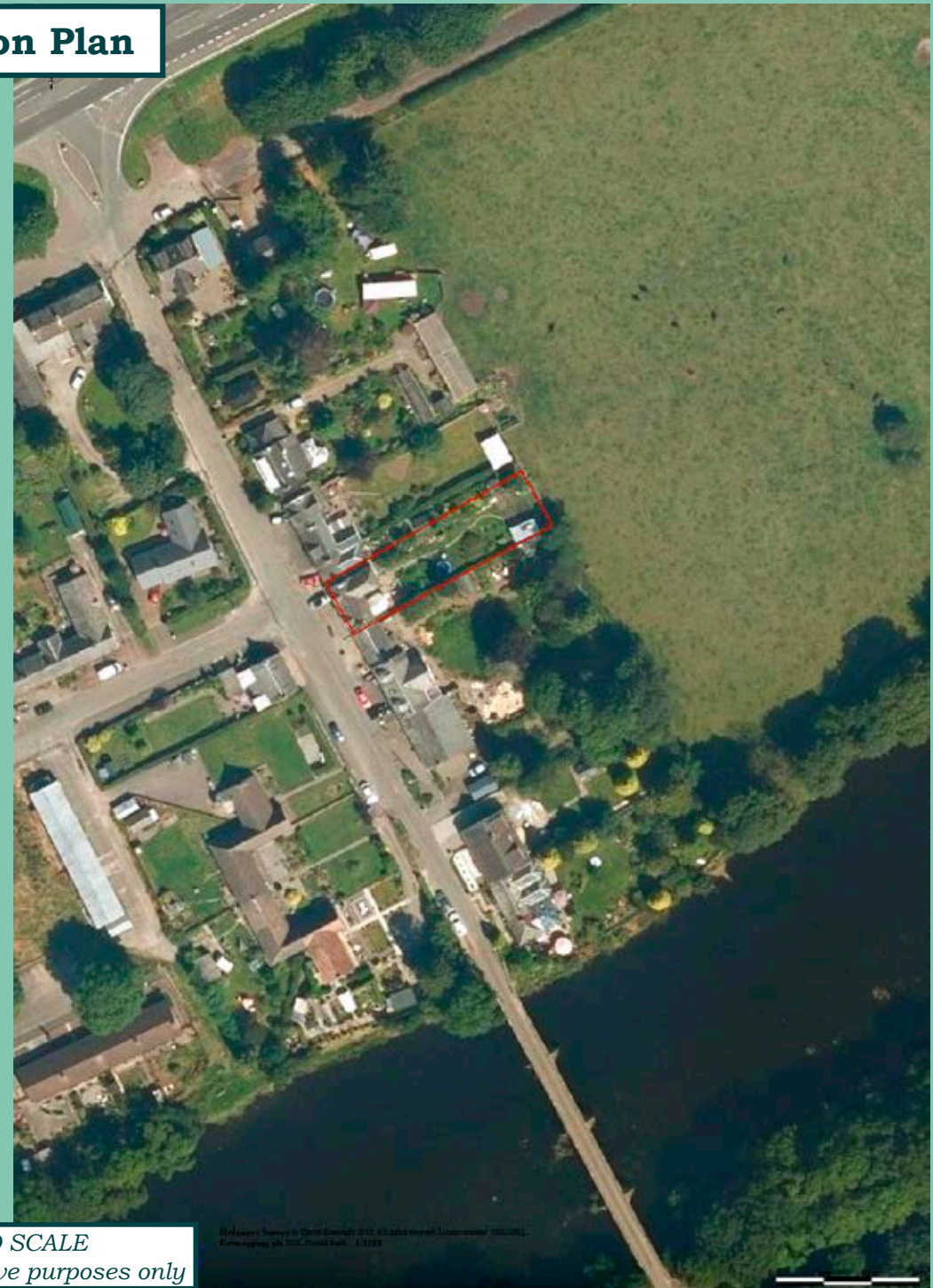
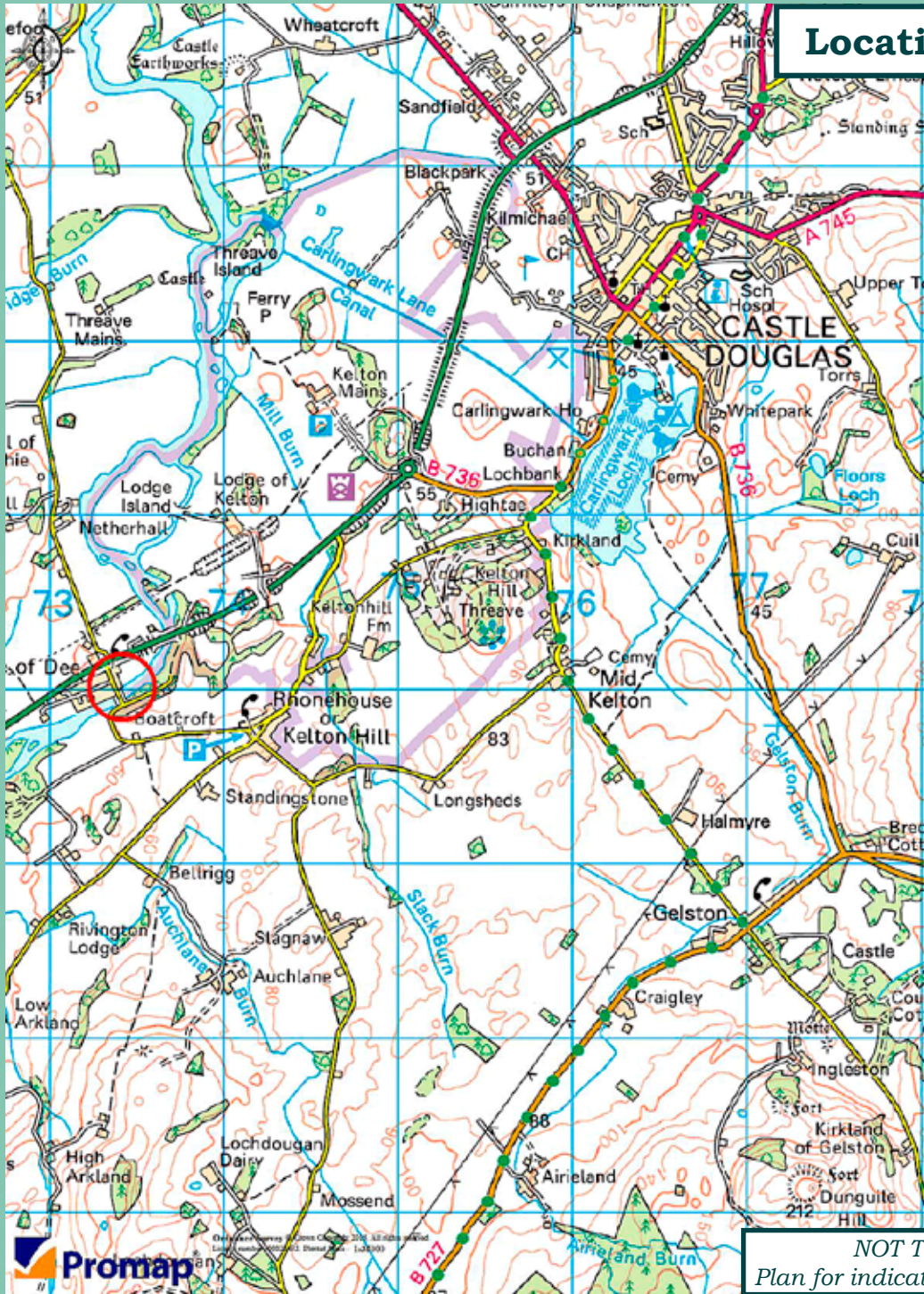
Bridge of Dee, Castle Douglas, DG7 1TN



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



NOT TO SCALE  
Plan for indicative purposes only

# THE WHITE HORSE

**Bridge of Dee, Castle Douglas, DG7 1TN**

**Castle Douglas 2½ Miles, Dumfries 20 Miles, Carlisle 57 Miles, Stranraer 51 Miles**

**A TRADITIONALLY BUILT HOUSE SITUATED IN THE BRIDGE OF DEE, A PICTURESQUE VILLAGE IN THE STEWARTRY AREA OF DUMFRIES & GALLOWAY**

- WELL MAINTAINED & SYMPATHETICALLY MODERNISED THREE BEDROOM HOUSE
- ATTRACTIVE GARDEN GROUNDS WITH RAISED BEDS, GARDEN SHEDS & POULTRY ENCLOSURE
- OPEN OUTLOOK OVER SURROUNDING COUNTRYSIDE
- OFF ROAD PARKING
- EPC RATING – D (62)

FOR SALE PRIVATELY



#### **VENDORS SOLICITORS**

Mhari Guthrie  
Conveyancing Direct  
The Salmond Chambers  
53 Morrison Street  
Glasgow  
G5 8LB  
Tel: 0141 420 5040



#### **SOLE SELLING AGENTS**

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
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

The White Horse is situated in the picturesque Village of Bridge of Dee just off the A75, approximately 2½ miles west of the market town of Castle Douglas. Bridge of Dee is located in an area of outstanding natural beauty in an easily accessible area of the Southwest of Scotland.

Local services are conveniently located in the nearby town of Castle Douglas (The Food Town). This market town, which forms the heart of the Stewartry area, 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. Both Primary and Secondary schools available at Castle Douglas or alternative Primary schooling can be found in the nearby Village of Gelston.

Communications to the area are good with the property lying in close proximity to the main A75 EuroRoute, 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 are about 58 miles and 72 miles respectively. 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.

The White Horse is a beautifully presented house, which has been sympathetically modernised maintaining many of the original features, with the addition of a large multi-fuel stove set in a feature inglenook fireplace. The main original property is approximately 145 years old with the first floor rear extension approximately 60 years old. The property offers the purchasers the opportunity to acquire a tastefully modernised semi-rural home yet in close proximity to all essential services.

## DIRECTIONS

From the A75 at Castle Douglas follow the road west for approximately 2½ miles and Bridge of Dee is sign posted on the left. Turn into the Village and the White Horse is situated on the left hand side, as indicated on the location plan which forms part of these particulars.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for White Horse are sought in excess of: **£168,000**

## VIEWING

Strictly by appointment with the sole selling agents:

**Threave Rural**  
**The Rockcliffe Suite**  
**The Old Exchange**  
**Castle Douglas, DG7 1TJ**  
**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

The property occupies a central village location, is of traditional stone & brick built construction under a slated roof offering comfortable family accommodation over two floors, as follows:

### GROUND FLOOR

- **Open Plan Living Room** (5.64m x 4.49m (max))  
With large multi-fuel stove set in a feature inglenook fireplace, windows to the front, storage cupboard, tiled floor, bespoke staircase with cupboards beneath leading to first floor. The staircase has a half landing with window to the rear.
- **Kitchen / Diner / Conservatory** (9.05m x 3.13m (max))  
Tiled floors benefitting from underfloor heating, range of traditional style built-in floor and wall units, sink and drainer with chrome pull out spray mixer tap, breakfast bar. Step up to the conservatory, which is of timber framed construction and double glazed.



- **Utility Room / Office with Cloakroom Off** (3.33m x 2.85m)  
Plumbed for automatic washing machine, door leading to garden grounds. The cloakroom has a modern WC & WHB, housing Potterton Promax combination boiler which is wall mounted.

#### FIRST FLOOR

- **Double Bedroom 1** (3.05m x 4.86m)  
Built-in wardrobe, window to front.
- **Double Bedroom 2** (4.58m x 3.37m)  
Built-in wardrobe, window to front.
- **Double Bedroom 3** (2.22m x 3.85m)  
Window to the rear providing open views over the surrounding countryside.
- **Family Bathroom** (2.77m x 1.37m)  
Modern white three piece suite with vanity unit, heated towel rail and shower over bath.



## HOME REPORT

A Home Report is available via: [www.onesurvey.org](http://www.onesurvey.org).



## OUTSIDE

Large mature garden grounds mostly laid down to lawned areas with raised beds, vegetable plot, patio area, wood shed, garden shed, greenhouse and fenced poultry enclosure. Located to the rear of the garden is a private well.

## SERVICES

- Mains water, electricity & drainage
- Gas central heating with individual thermostatic controls on radiators.
- Partial underfloor heating.
- Fully UPVC double glazed.
- The telephone is installed subject to the normal BT regulations.

## 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, **Conveyancing Direct** for a definitive list of burdens subject to which the property is sold. However, we would draw your attention to the following matter:

- i) Land Registered Title: KRK9573 is burdened by a servitude right of way (pedestrian) in favour of the property to the northwest of White Horse. This burden was recorded on 9th October 1947.

## COUNCIL TAX

Band E.

### **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 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, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. 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.

### **DEPOSIT**

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

### **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 Property Misdescriptions Act 1991 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 December 2016*



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