



NO' 1 BANKEND ORCHARD

Cotton Street, Castle Douglas, DG7 1AH



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**



Location Plan

FOR IDENTIFICATION PURPOSES ONLY

NOT TO SCALE
Plan for indicative purposes only

No' 1 BANKEND ORCHARD

Cotton Street, Castle Douglas, DG7 1AH

Dumfries 18 Miles, Carlisle 54 Miles, Glasgow 93 Miles, Edinburgh 96 Miles

AN EXTREMELY WELL-PRESENTED END TERRACED DWELLINGHOUSE SITUATED IN A CENTRAL LOCATION WITHIN THE PRETTY MARKET TOWN OF CASTLE DOUGLAS

- MODERN, WELL-PRESENTED THREE BEDROOM DWELLINGHOUSE
- CONVENIENTLY LOCATED TO CASTLE DOUGLAS TOWN AMENITIES
- DETACHED GARAGE AND OFF-ROAD PARKING
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – D (62)

FOR SALE PRIVATELY

VENDORS SOLICITORS

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



SOLE SELLING AGENTS

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

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

No' 1 Bankend Orchard is situated within the picturesque market town of Castle Douglas, conveniently located within a short walking distance to all town centre amenities, local parks and the pretty Carlingwark Loch.

No' 1 Bankend Orchard is of modern construction and offers deceptively spacious accommodation over two floors. The property has been extremely well-maintained and greatly improved within the current ownership, with the kitchen just recently having been cosmetically upgraded. There is dedicated off-road parking to the front and a detached garage which benefits from electricity laid in. Garden grounds to the rear and side are mainly laid to lawns for ease of maintenance along with neatly laid block paving surrounding the property.

As mentioned earlier, local services are conveniently located only a short walk to the thriving High Street of Castle Douglas (The Food Town), which offers all essential services and is renowned for its niche retailing with a wide range of traditional shops, delicatessens, craft beer and wine outlets, butchers, bakers grocers, craft outlets, etc. Both primary and secondary schools are also available within the town along with a modern health centre and a wide range of professional services, as well as two national supermarkets.

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 Glasgow & Edinburgh within an easy drive of the property. 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.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for No' 1 Bankend Orchard are sought **in excess of: £175,000**

VIEWING

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

Web: www.threaverural.co.uk



PARTICULARS OF SALE

No' 1 Bankend Orchard offers bright and comfortable three-bedroom family accommodation over two floors, as follows:

GROUND FLOOR

- **Front Entrance Hallway**
With stairs off to the first floor, large built-in storage cupboard.
- **Bathroom**
With a modern range of sanitary ware, 'P' shaped bath with shower over.
- **Double Bedroom 1**
With a window to the rear.
- **Kitchen**
With a generous range of modern floor and wall units, built-in double electric oven, gas hob with extractor above, sink & drainer, plumbed for white goods, window overlooking the rear garden grounds.



- **Utility Room**
With wall and floor units, plumbed for white goods, a part glazed UPVC door leads to the garden grounds.
- **Dining Room**
With a window to the front.
- **Lounge**
A lovely bright family room with a window to the front and patio doors leading to the side of the property.

FIRST FLOOR

- **Upper Landing**
With a useful alcove utilised as hanging space, loft access to the eaves.
- **Double Bedroom 2**
With velux type window to the rear.
- **Double Bedroom 3**
With velux type window to the rear.

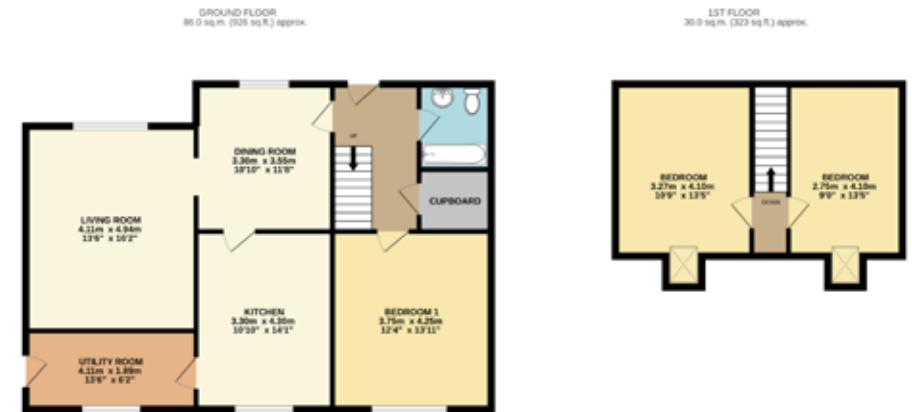


OUTSIDE

As mentioned earlier, there are garden grounds to the side and rear of the property with neatly laid block paving surrounding the dwelling. A detached garage benefits from electricity laid in and there is dedicated off-road parking.

SERVICES

- Mains water and electricity
- Mains drainage
- Gas central heating
- The telephone line is installed subject to the normal BT regulations



TOTAL FLOOR AREA - 106.0 sq.m. (1240 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hwplan 0.012



HOME REPORT

The Home Report can download the direct from our website: www.threaverural.co.uk

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.

COUNCIL TAX

Band C.

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, 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.

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 2022

