



# DUNFION

Palnackie, Castle Douglas, Dumfries & Galloway, DG7 1PW

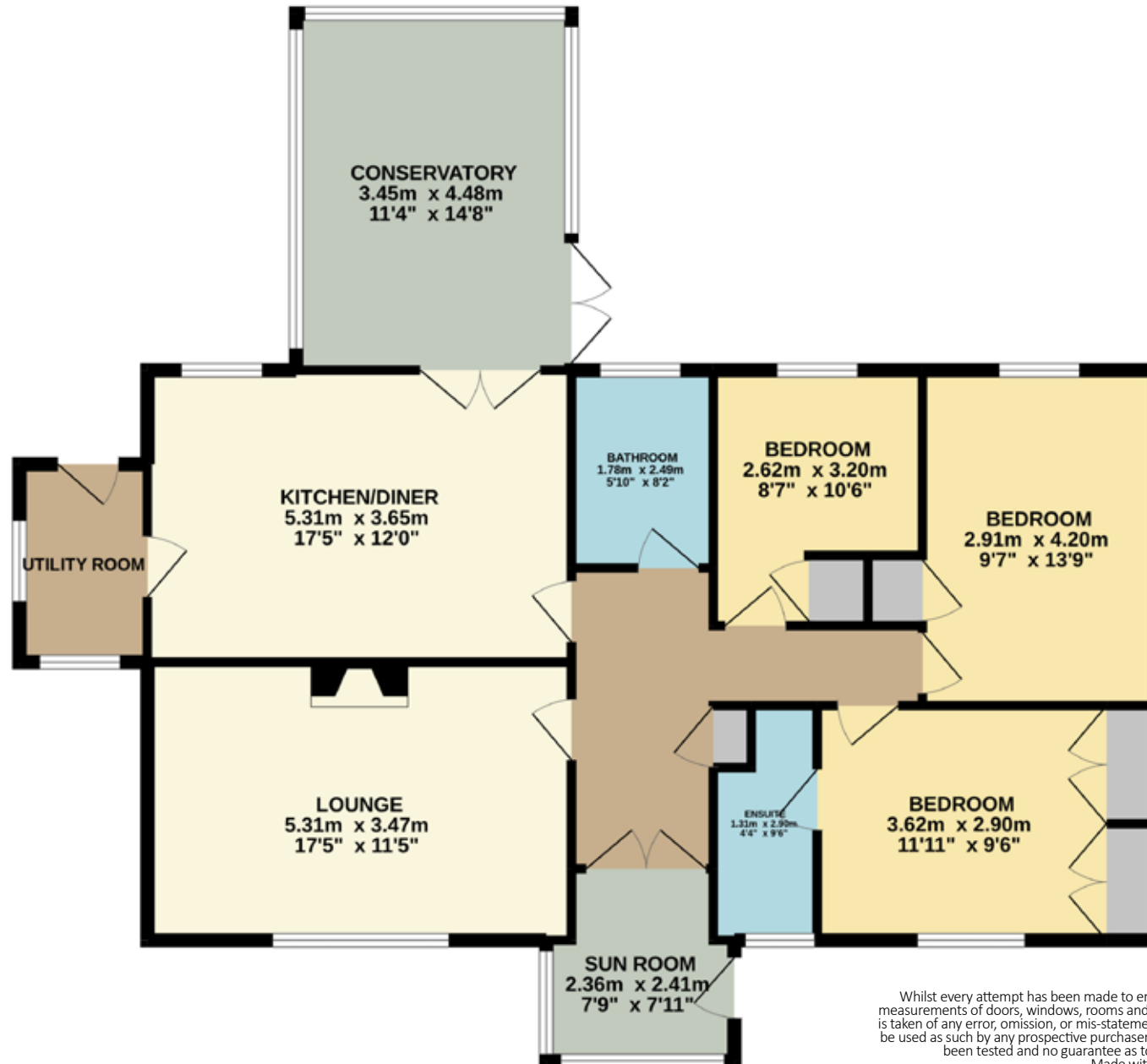


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# 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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# DUNFION

**Palnackie, Castle Douglas, Dumfries & Galloway, DG7 1PW**

Dalbeattie 3 miles, Castle Douglas 6 miles, Dumfries 17 miles, Carlisle 55 miles, Glasgow 90 miles

## DETACHED BUNGALOW WITH VIEWS OVER COUNTRYSIDE TOWARDS SCREEL HILL LOCATED IN AN AREA OF CONSIDERABLE NATURAL BEAUTY WITHIN THE HARBOUR VILLAGE OF PALNACKIE IN DUMFRIES & GALLOWAY

- THREE BEDROOM BUNGALOW
- GENEROUS PRIVATE PLOT WITH ESTABLISHED VEGETABLE GARDEN
- LOCATED ON EDGE OF PRETTY VILLAGE LOCATION
- WITHIN EASY COMMUTING DISTANCE TO MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY**

### VENDORS SOLICITORS

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



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### 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

Dunfion is situated on the periphery of the pretty harbour village of Palnackie in Dumfries & Galloway, occupying a generous plot. The property benefits from double glazing throughout and has a large conservatory to the rear overlooking the private garden.

Dunfion is situated within Palnackie, a thriving community which boasts a public house, a primary school, thriving village shop and tea room and an active community council. The village of Palnackie, up until 1965, was a fairly successful outport of Dalbeattie and Castle Douglas, whereafter the harbour was mainly utilised for the cockling trade. The harbour was also known as the 'Barlochan Basin'. The village is famous for a historical Flounder Tramping Competition.

The area around Palnackie is possibly the most attractive landscape in the lower Urr Valley, noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within easy reach of the property and the area boasts numerous golf courses.

The nearby town of Dalbeattie provides a wide range of essential services with a relatively new learning campus catering for nursery to secondary education. The town also boasts a wide range of retail and professional services, along with a new medical practice and leisure facilities. A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a newly constructed hospital, a range of high street shops, retail parks and large supermarkets.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan and the international airports of Glasgow and Prestwick are within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for Dunfion are sought **in excess of: £280,000**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

This detached bungalow sits on a generous plot, with views to Screel Hill.

The living space in the property was extended around 10 years ago with the addition of a generous, private conservatory which overlooks the rear garden. This gives flexibility to the modern kitchen. The property has a useful utility room just off the kitchen plumbed for washing machine and tumble dryer. The kitchen has electric cooker and separate oven and grill. There is also plumbing for a dishwasher. The South Westerly facing living room has an open fire with modern surround and enjoys uninterrupted views of the countryside towards Screel Hill. All the bedrooms benefit from built in wardrobes.



The square footage of the property is approximately 1248 sq feet, the current layout comprising:

- Sun Room
- Central Hallway
- Living Room



- Kitchen Diner
- Conservatory
- Bathroom
- Double Bedroom 1



- Double Bedroom 2
- Single Bedroom 3



- Utility Room

#### OUTSIDE

- Garage
- Parking for several cars
- Large Garden
- Greenhouse
- Established Vegetable Garden and Apple Trees



#### SERVICES

- Mains water
- Mains electricity
- Double Glazing
- Drainage to Private Septic Tank
- Oil Central Heating



## **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 Solicitors** for a definitive list of burdens subject to which the property is sold.

## **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.

## **HOME REPORT**

The Home Report can be downloaded from Threave Rural's website.

## **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 November 2022***

