



LOW BALCRAY BUNGALOW

Whithorn, Newton Stewart, DG8 8HX

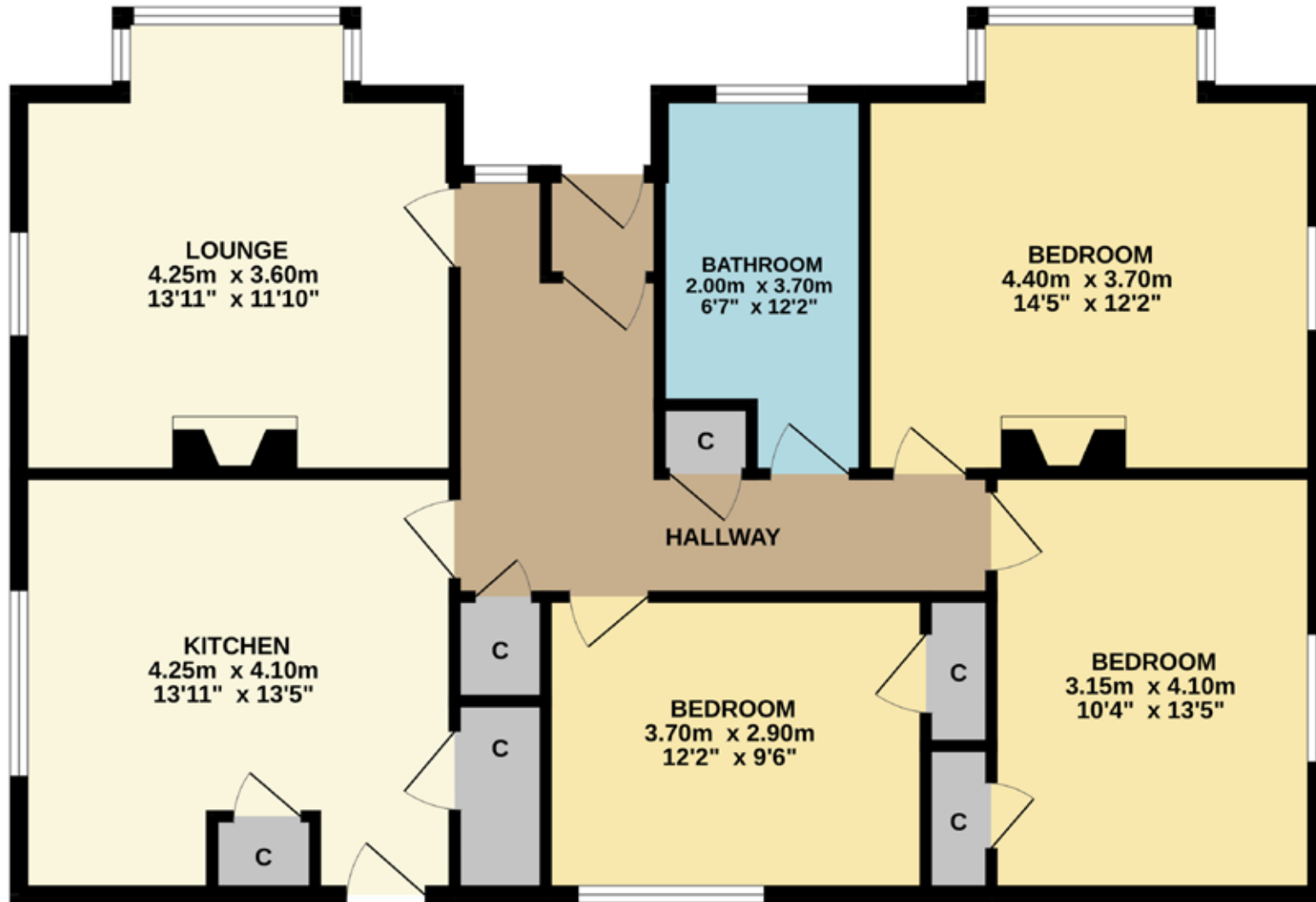


THREAVE RURAL

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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LOW BALCRAY BUNGALOW

Whithorn, Newton Stewart, DG8 8HX

Whithorn 2 miles, Newton Stewart 19 miles, Stranraer 33 miles, Ayr 63 miles, Dumfries 66 Miles, Glasgow 98 Miles

A NEWLY RENOVATED TWO/THREE BEDROOM DETACHED BUNGALOW WITH FAR REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE

- TRADITIONAL DETACHED FARM BUNGALOW, WHICH HAS BEEN NEWLY RENOVATED
- ENCLOSED REAR GARDEN, WITH PARKING TO THE FRONT
- FAR REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE
- NO IMMEDIATE NEIGHBOURS
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Nyree Douglas
Ferguson & Company
91 Hanover Street
Stranraer
DG9 7RS

Tel: 01776 702561

Email: nyree@ferguson-company.co.uk



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

Low Balcray Bungalow is a traditional farm property, which has been recently renovated internally making the perfect “blank canvas”. The property is located in a peaceful rural setting surrounded by countryside with far-reaching views, has a mature garden with parking to the front. There are no immediate neighbours making this is a perfect property to enjoy the “quiet life”.

This property benefits from two bedrooms, with the opportunity to convert one of the large living rooms into a third. The living rooms have views over the surrounding countryside to the front of the property, and the kitchen has been newly fitted.

The nearest town is Whithorn which has a variety of facilities and amenities including: a post office, pharmacy, health centre, vets, community centre with gym facilities, some cafés, a bar and restaurant, two local greengrocers and a primary school. A few miles towards the coast is the Isle of Whithorn which also has a variety of amenities including; The Steam Packet bar/restaurant and local community shop with café. There are great transport links via bus to both Stranraer and Newton Stewart from both Whithorn and the Isle of Whithorn.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing, as well as shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within a very short distance from the property, with the area boasting some local golf courses.

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 which is a 40-minute drive away, the International Airport of Glasgow being within 2 hours drive from the property. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

GUIDE PRICE

Offers for Low Balcray Bungalow are sought **in excess of: £220,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk



PARTICULARS OF SALE

Low Balcray Bungalow is of traditional construction and has been recently renovated internally, the accommodation very briefly comprises of:



GROUND FLOOR

- **Front Entrance Hallway**
With fully glazed door giving access to the hall, to the right a new UPVC window giving views over the front of the property.
- **Living Room**
With open fireplace boasting a traditional tiled mantle, built in storage space, a large window giving views to the side of the property and a bay window to front of the property.
- **Kitchen**
With a range of fitted floor and wall kitchen units, double Belfast sink, plumbed for white goods. There are two large cupboards in the kitchen and a double-glazed door giving access to the rear of the property/garden.
- **Bedroom 1**
With a window to the rear and cupboard utilised as a wardrobe.
- **Bedroom 2**
With a window to the side and cupboard utilised as a wardrobe.
- **Living room/Bedroom 3**
With gas fire, built in storage space, windows to the side of the property and bay windows to the front.
- **Bathroom**
With bath & electric shower, WHB, WC and window overlooking the front of the property.

OUTSIDE

The garden grounds are spacious and there is private parking to the front of the property.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains - Private water pipe	Septic Tank	Mains	Oil	C	E 47

WATER

Mains water through private water pipe which is paid to the neighbouring landowner.

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, **N Douglas, Ferguson & Company, Stranraer** 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.

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.



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 October 2024



