

2 CASTLE HILL COTTAGE

Duncow, Kirkmahoe, Dumfries, DG1 1RD



A former residential bungalow set within a stunning rural location



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

2 CASTLE HILL COTTAGE

Duncow, Kirkmahoe, Dumfries, DG1 1RD

Dumfries 6 miles, Lockerbie 13 miles, Carlisle 41 miles, Glasgow 72 miles

FORMER RESIDENTIAL BUNGALOW OF TIMBER CONSTRUCTION LOCATED IN AN AREA OF CONSIDERABLE NATURAL BEAUTY WITHIN THE DUNCOW PARISH OF DUMFRIES & GALLOWAY

- THREE BEDROOM BUNGALOW REQUIRING COMPLETE REFURBISHMENT OR REPLACEMENT
- DETACHED GARAGE AND GARDEN GROUNDS
- STUNNING SCENIC COUNTRYSIDE LOCATION
- WITHIN EASY COMMUTING DISTANCE TO MAJOR TOWNS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Claire McKenzie
Hewats Solicitors
63 King Street
Castle Douglas
DG7 1AG



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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

Web: www.threaverural.co.uk



INTRODUCTION

Number 2 Castle Hill Cottage is situated in the quiet area of Duncow near Kirkton in Dumfries and benefits from stunning countryside views. The property does require complete refurbishment or replacement, however it does benefit from essential household services, a detached garage and is surrounded by its own private garden grounds. It should be noted that the dwelling has been uninhabited for some time.

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.

A wide range of professional and retail services are available in the busy market town of Dumfries some 6 miles distant, which boasts three retail parks, an ice rink, a modern sports centre, a University Campus and is within easy reach of the new hospital, which is due to be completed, early 2018. Dumfries offers a wide choice of both primary and secondary schooling with Duncow having its own dedicated primary school, with a current school roll of 31 pupils.

Communications to the area are good with the property lying in close proximity to the main road networks, 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 within about an hour's drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

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.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Castle Hill Cottage are sought in excess of: £55,000

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

Castle Hill Cottage is of dated timber construction under a tiled roof. This detached former bungalow has large garden grounds surrounding the property with stunning countryside views. The bungalow does require complete refurbishment or replacement, however the site does benefit from all services laid in. **Any interested parties would need to make their own enquiries with the local council, in respect of any planning permissions etc.**



The current layout of the property very briefly comprises:

- **Kitchen** (3.95m x 2.44m)



- **Central Hallway**
- **Living Room** (4.93m x 6.13m (max))
- **Double Bedroom 1** (3.68m x 2.82m)
- **Double Bedroom 2** (3.87m x 3.66m)
- **Double Bedroom 3** (3.66m x 2.53m)



- **Front Door Porch**
- **Family Bathroom** (2.06m x 1.73m)

OUTSIDE

Large garden grounds surround the bungalow and are mainly laid down to lawned areas. A private drive runs up the side of the property, leading to a timber detached garage.



SERVICES

- Mains water
- Mains electricity
- The telephone has been 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, **Claire McKenzie, Hewats Solicitors** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band B.

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.

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 May 2017





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