



# LOCH HOUSE

No' 4 Whitepark Gardens, Castle Douglas, DG7 1GD



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



## Location Plan



# LOCH HOUSE

**No' 4 Whitepark Gardens, Castle Douglas, DG7 1GD**

Dumfries 18 Miles, Carlisle 55 Miles, Glasgow 93 Miles, Edinburgh 96 Miles

## AN EXCEPTIONAL ARCHITECT DESIGNED EXECUTIVE VILLA SET ON AN ELEVATED SITE WITH UNINTERRUPTED VIEWS OVER CARLINGWARK LOCH

- MODERN SPACIOUS THREE BEDROOMED ACCOMMODATION
- PICTURESQUE VIEWS OVER CARLINGWARK LOCH
- DETACHED GARAGE WITH LOFT ABOVE & CELLAR BELOW
- UNDERFLOOR HEATING THROUGHOUT
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- EPC RATING – C (73)

**FOR SALE PRIVATELY**

### VENDORS SOLICITORS

Hall Baird Solicitors  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 502764  
Email: karen@hallbaird.co.uk



### 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

Loch House is situated within the bustling market town of Castle Douglas, within walking distance of the town centre amenities, yet located in a semi-rural setting.

Loch House provides the rare opportunity to purchase a bespoke dwelling within an extremely sought-after location on the periphery of Castle Douglas. The location of the property provides uninterrupted views over picturesque Carlingwark Loch, with countryside walks available straight from the doorstep. The location Loch House occupies, is hard to improve upon.

Loch House offers elegance and style throughout with the whole property benefitting from gas fired underfloor heating, which has individual thermostatic controls in each room. The design of the property is such that it takes full advantage of the views with the glazing arranged in such a manner that the front of the property enjoys privacy and seclusion. In addition, a detached garage benefits from electricity and water laid in with a loft above & cellar below. The rear of the property has been neatly laid with block paving providing off road parking, with the front garden grounds laid to sloping lawns, mature shrubs and specimen trees with an expansive semi-circular wooden deck allowing the dwelling to enjoy unrivalled outdoor living. A brick-built gazebo provides a dedicated area for entertaining and currently houses a barbecue.

Local services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas 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. Primary & Secondary education is available within the town.

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 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.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for Loch House are sought in excess of: £400,000

## 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

Loch House is located in a quiet residential development just within the town boundaries of Castle Douglas. The dwelling offers comfortable stylish accommodation, as follows:

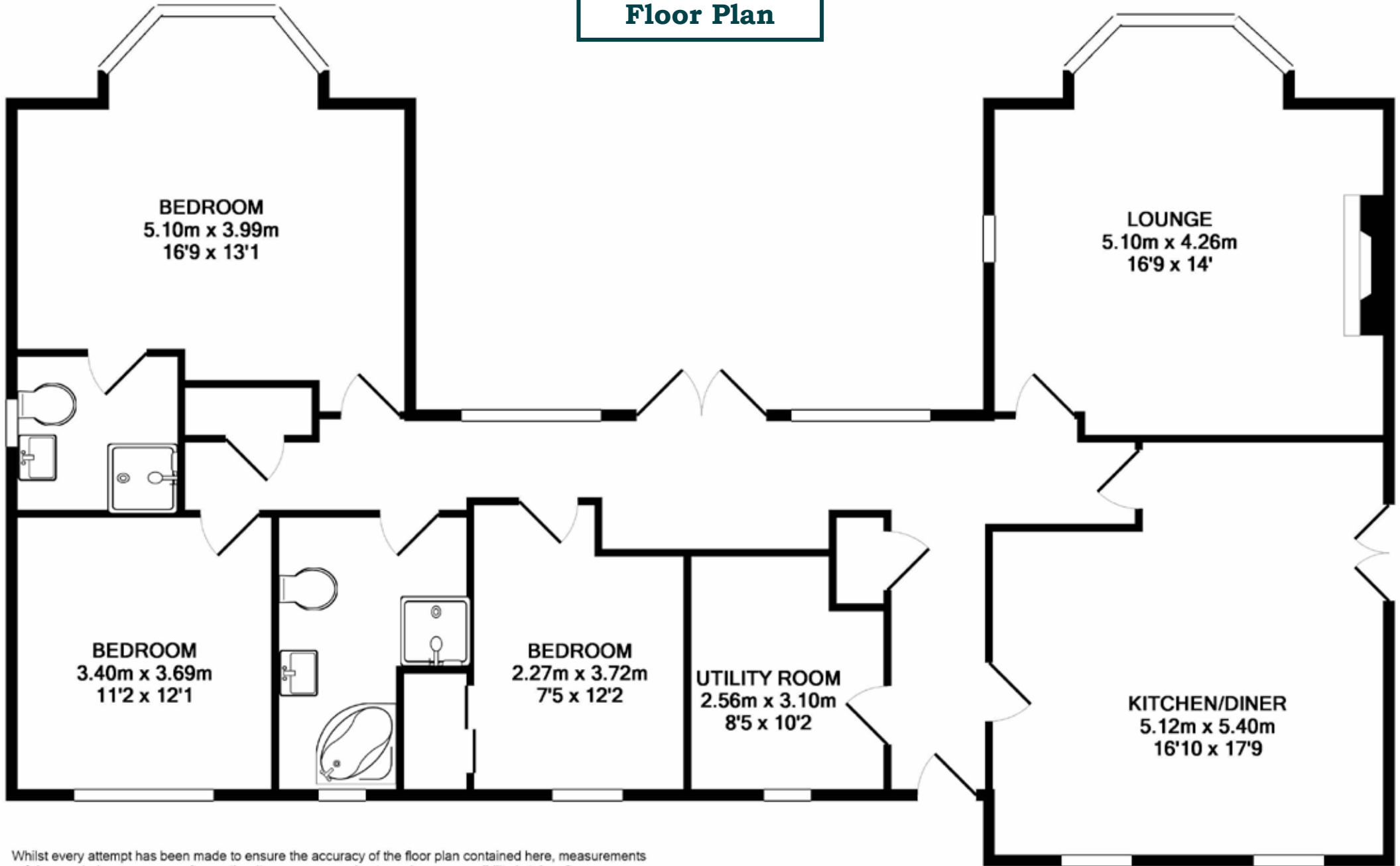


- **Entrance Hallway**  
With built-in storage cupboards, Karndean type flooring.
- **Central Hallway**  
A wide central hallway with floor to wall picture windows and patio doors leading to the raised patio area, which takes full advantage of the uninterrupted views over the loch. The hallway is laid with Karndean type flooring and a seating area is set aside to fully enjoy the views.
- **Kitchen / Dining**  
A range of oak floor and wall units, granite worktops and sink, induction hob with cooker hood over, built-in electric oven, under counter fridge and concealed lighting to the wall units. The kitchen leads into the dining area, which is bright and airy providing the perfect space for family and social dining. Patio doors to outside.





## Floor Plan



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 for 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

Made with Metropix ©2019

- **Utility Room**  
A range of fitted floor and wall units, plumbed for automatic washing machine.
- **Sitting Room**  
A lovely bright room with double aspect windows (bay window to the front), feature gas fire set into the wall, oak flooring.



- **Double Bedroom 1**  
With built-in wardrobes, oak flooring and window to the rear.
- **Double Bedroom 2**  
Oak flooring and window to the rear.
- **Family Bathroom**  
With corner bath, modern vanity unit with WC & WHB set in, shower cubicle, corner bath, heated towel rail.



- **Master Bedroom**  
With bay window to the front, two windows to the side, oak flooring, en-suite wetroom off.
- **En-Suite Wetroom**  
Tiled floor, respatex clad, shower, WC & WHB set in modern vanity unit.









## OUTSIDE

Approaching from the rear of the property, the driveway has been laid neatly with block paving providing off road parking. A standalone garage to the right of the property benefits from electricity and water laid in with loft above and cellar below.

To the front of the property, the gently sloping garden grounds have been laid to lawn with mature shrubs and specimen trees and a brick-built gazebo provides a dedicated barbecue area.



## SERVICES

- Mains water and electricity
- Mains drainage
- Gas fired underfloor heating throughout
- Surround sound throughout parts of the dwelling
- Hardwood double glazing
- The telephone line is installed subject to the normal BT regulations

## HOME REPORT

A Home Report can be download direct from our website: [www.threaverural.co.uk](http://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 Solicitors** for a definitive list of burdens subject to which the property is sold.

**PLEASE NOTE:** A factoring charge is in place for the maintenance of communal grounds, this charge will be clarified with any interested parties who may wish to submit an offer.

## COUNCIL TAX

Band F.







### **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.

### **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 March 2019***



