



MARCH CLEUGH

Tongland, Kirkcudbright, Dumfries & Galloway, DG6 4LU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

MARCH CLEUGH

Tongland, Kirkcudbright, Dumfries & Galloway, DG6 4LU

Kirkcudbright 2½ miles, Castle Douglas 8½ miles, Dumfries 26 miles, Carlisle 60 miles

A THREE BEDROOM DETACHED COUNTRY COTTAGE SITUATED ON AN ELEVATED SITE NOT FAR FROM THE ARTISTS TOWN OF KIRKUBRIGHT IN DUMFRIES & GALLOWAY

- THREE BEDROOM COTTAGE (REQUIRES FULL REFURBISHMENT)
- VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- GENEROUS PLOT (REQUIRES LANDSCAPING)
- CLOSE TO LOCAL AMMENITIES
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS
- EPC – F (35)

VENDORS SOLICITORS

GGB LAW
33 High Street
Dalbeattie
DG5 4AD
01556 611247



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

March Cleugh is of traditional stone construction with a later brick-built extension to the rear, occupying a generous plot. The property is situated on an elevated site and is surrounded by views across the open countryside. March Cleugh does offer roomy living space, however, the property **does require full refurbishment and modernisation**. The property presents itself as a blank canvas and has huge potential to create a lovely family home.

All essential services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded. A further range of services can be found in the nearby town of Castle Douglas.

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 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for March Cleugh are sought **in excess of: £110,000**

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



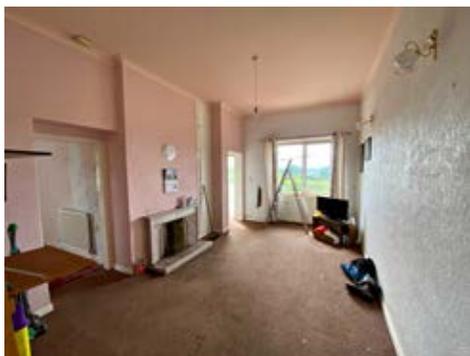
PARTICULARS OF SALE

March Cleugh does require full refurbishment and modernisation, however, presents itself as a blank canvas for any potential purchaser. The accommodation is set over a single floor and very briefly comprises:

- **Rear Entrance Hallway**
- **Bathroom**
- **Double Bedroom 1**



- **Kitchen**
- **Utility Room**
- **Living Room**
- **Double Bedroom 2**
- **Double Bedroom 3**



- Conservatory

SERVICES

- Mains water & electricity
- Private drainage
- Plumbed for mains gas central heating (No boiler)



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. The dimensions shown are for information only and are not intended to be used as a basis for any prospective purchase. The services, systems and appliances shown are not guaranteed and no guarantee is given as to their operability or efficiency can be given.

Made with Metropix ©2020





OUTSIDE

March Cleugh occupies a generous site with open views and off-road parking. The property would benefit from some landscaping to create garden grounds or such like.

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, **GGB Law** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band D.

HOME REPORT

A home report can made available upon request.

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 white goods, central heating system and 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 September 2020

