



# NO' 12 & 12A MAXWELL STREET

Dalbeattie, Dumfries & Galloway, DG5 4AQ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# No' 12 & 12a MAXWELL STREET

**Dalbeattie, Dumfries & Galloway, DG5 4AQ**

Castle Douglas 6 miles, Dumfries 13 miles, Carlisle 51 miles, Glasgow 90 miles

## AN EXTREMELY WELL-PRESENTED TERRACED FAMILY HOME ALONG WITH A THRIVING TAKEAWAY SANDWICH BAR LOCATED IN A CENTRAL POSITION WITHIN DALBEATTIE

- MODERNISED THREE BEDROOM DWELLINGHOUSE
- EXTREMELY WELL-KEPT ENCLOSED GARDEN GROUNDS
- ATTACHED THRIVING SANDWICH BAR (JAMIESON'S)
- WITHIN EASY REACH OF MAJOR ROAD NETWORKS
- DWELLINGHOUSE EPC RATING:-C71
- JAMIESONS SANDWICH BAR EPC RATING:-G15

**FOR SALE PRIVATELY**

### VENDORS SOLICITORS

Iain G. Gow, Solicitor & Notary  
18 Cairnhill Road  
Bearsden  
Glasgow  
G61 1AU  
Tel: 0141 943 0536



### 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

No 12 & No' 12a Maxwell street incorporates an extremely well-presented and modernised three bedroom dwellinghouse along with the attached thriving Jamieson's Sandwich Bar (No' 12a). The properties are centrally located, just off the main high Street of Dalbeattie on the main A711 route through Dalbeattie.

## THE DWELLINGHOUSE

No 12 Maxwell Street is set within a row of terraced properties and is in close proximity to all local services and amenities, Jamieson's Sandwich Shop adjoining the property.

This beautifully presented property is in walk-in condition and has been entirely modernised to a high standard by the current owners. The property not only benefits from bright and roomy spacious accommodation but has enclosed easily maintained garden grounds to the rear. The property is set over two floors with neutral décor throughout.

## JAMIESON'S SANDWICH BAR

Adjoining the dwellinghouse, Jamieson's Sandwich bar has operated as a very successful takeaway business for over 15 years, offering a range of hot & cold rolls, baguettes, wraps, paninis, baked potatoes & salad boxes. The shop is offered to the market fully equipped with all catering equipment in situ, however, this unit could lend itself to any type of retail or tourist-based industry having previously been a grocers, hairdressers and photographers studio. The property could also have potential for conversion to a self-contained annex, however, any potential purchaser would need to make their own enquiries with the regional council.

## ABOUT THE AREA

Dalbeattie provides a wide range of essential services with a newly constructed school which caters 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 major hospital new Hospital, a range of high street shops, retail parks and large supermarkets.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes, 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 Dalbeattie. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres within Dalbeattie Forest, with a further 4 around Dumfries and Galloway. The property is also in close proximity to Kippford, affectionately known as the 'Scottish Riviera'.

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 at Stranraer. The international airports of Prestwick & Glasgow are within an hour's drive of the property.

## DIRECTIONS

The property is located on Maxwell Street, Dalbeattie opposite the petrol station, as indicated on the Location Plan, which forms part of these particulars.

## METHOD OF SALE

The property is offered for sale privately

## GUIDE PRICE

Offers for No' 12 & 12a Maxwell Street are sought **in excess of £210,000**

## 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)**



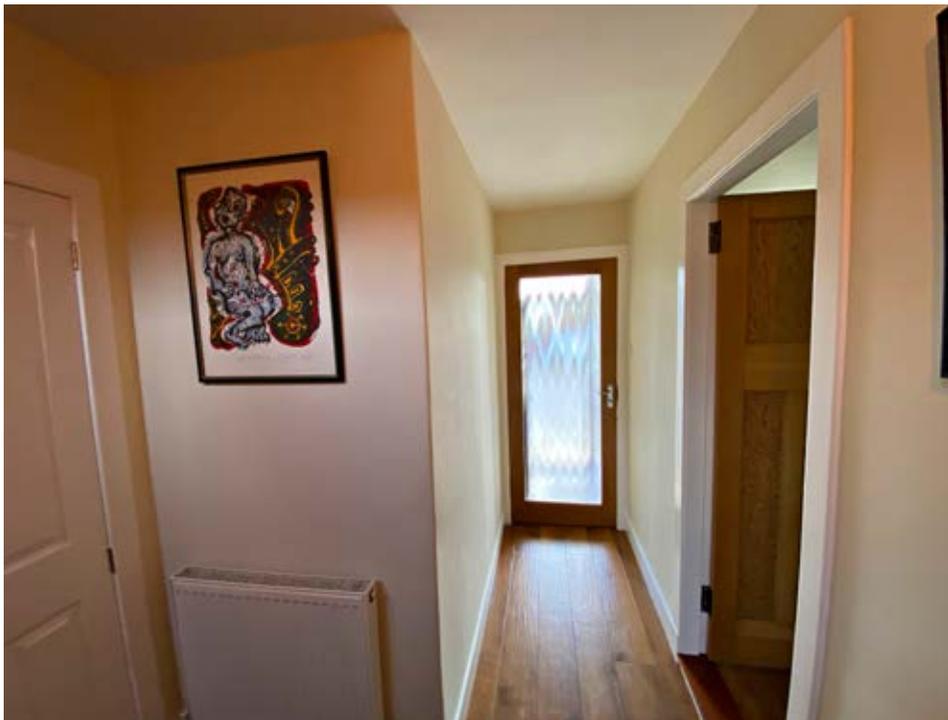
# PARTICULARS OF SALE

## No' 12 MAXWELL STREET

No' 12 Maxwell Street is a modernised two storey dwelling set under a slated roof, with the rear extension having a fibre glass flat roof. The property has been extremely well-maintained and modernised providing comfortable family accommodation as follows:

### GROUND FLOOR

- **Front Entrance Porch**  
With tiled floor.
- **Central Hallway**  
With Karndean flooring, walk-in storage cupboard, understair cupboard, stairs off the first floor.



- **Dining Room / Sitting Room**  
With timber laminate flooring, built-in shelving, window to the front.



- **Shower Room**

With modern sanitary ware along with a large part glazed shower enclosure. The walls are fully tiled with the floors laid with modern grey slate tiles, heated towel rail, obscured glazed window to the rear.

- **Family Room & Kitchen**

The family room is also floored with Karndean flooring with a window to the side and a large walk-in cupboard, which houses the relatively new Worcester boiler & tumbler drier. Following through, the kitchen is fitted with modern floor and wall units incorporating integrated washing machine and dishwasher, electric oven, gas hob with cooker hood and a breakfast bar. A window overlooks the garden grounds with a second window to the side, a UPVC door leads to the garden grounds and rear entrance to the sandwich shop.



## FIRST FLOOR

- **Upper Landing**

With window to the rear, built-in storage cupboard.

- **Double Bedroom 1**

Currently utilised as a lounge with a feature fireplace and window to the front. This room has a small room off and could lend itself to conversion to an ensuite, small single bedroom or a study.



- **Double Bedroom 2**  
With window to the front.
- **Double Bedroom 3**  
With window to the front.



- **Family Bathroom**  
With modern sanitary ware, bath with shower over, tiled walls, heated towel rail and Karndean flooring.

## OUTSIDE

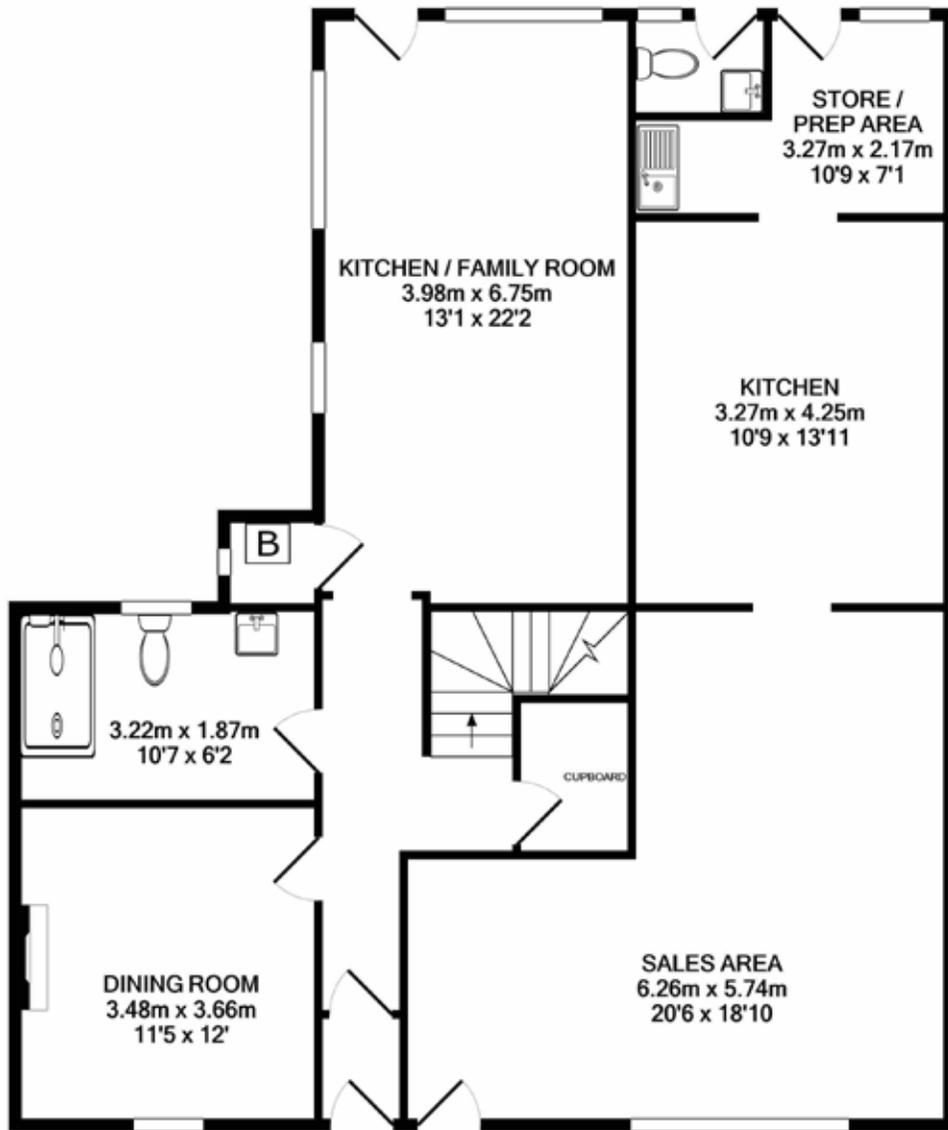
No' 12 Maxwell Street benefits from carefully landscaped garden grounds to the rear, which the current owners have focussed on ease of maintenance. The garden grounds benefit from a dedicated patio area, perfect for alfresco dining, with steps leading to the lawn. There are two timber garden sheds within the garden grounds, which are also included within the sale.



## SERVICES

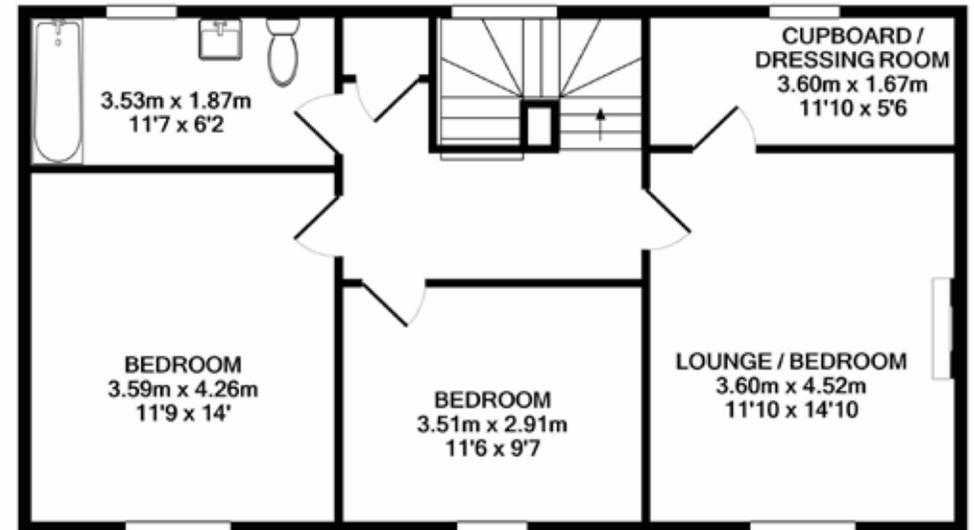
- Mains water & drainage
- Mains electricity
- Gas fired central heating system
- Double glazed throughout.
- The telephone is installed subject to the normal BT regulations.

# Floor Plan



GROUND FLOOR

GROUND FLOOR



1ST 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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### **No' 12a MAXWELL STREET – JAMIESON'S SANDWICH BAR**

Jamieson's sandwich bar has been established since 2004 and offers a range of hot and cold takeaway food. This popular sandwich bar has a spacious main shop floor with two refrigerated serving counters. Leading from here is the main food preparation area, which is fully fitted with all catering equipment with an external door leading to the rear garden grounds of the main dwellinghouse. Also located at the rear is a cloakroom with a WC & WHB. The trading accounts will only be made available after a viewing has taken place and then only after a formal note of interest has been received.



### **COUNCIL TAX BANDING - 12 MAXWELL STREET**

Band D

### **RATEABLE VALUE – 12a MAXWELL STREET (Jamieson's)**

£1,850 effective from 01-APR-17 (Small business rates relief has been applied)



### **HOME REPORT**

The properties are Home Report exempt as the properties are classed as mixed use with No' 12 being the owners accommodation for the adjoining business. The properties are not available separately and a commercial EPC has been prepared for the business premises, this can be made available upon request. Likewise, a domestic EPC has been prepared for the dwellinghouse.

## **WARRANTY CLAUSE**

Whilst 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 this regard. The commercial property is being sold with all catering equipment in situ. No warranty is given or implied as to the condition or suitability of such equipment and purchasers will be held to accept this equipment as seen.

## **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: **Iain G. Gow, Solicitor & Notary** for a definitive list of burdens subject to which the property is sold.

## **ENTRY & VACANT POSSESSION**

Immediately upon completion.

## **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 October 2020***

