



BALHARRIE

Springholm, Castle Douglas, DG7 3LP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



BALHARRIE

Springholm, Castle Douglas, DG7 3LP

Castle Douglas 5 miles, Dumfries 14 miles, Carlisle 45 miles, Glasgow 88 miles, Edinburgh 90 miles

A WELL-PRESENTED DETACHED BUNGALOW BENEFITTING FROM GARDEN GROUNDS TO THE FRONT AND REAR SITUATED WITHIN THE VILLAGE OF SPRINGHOLM

- CHARMING DETACHED THREE BEDROOM BUNGALOW
- GARDEN GROUNDS TO THE FRONT AND REAR
- OFF-ROAD PARKING VIA ITS OWN GRAVEL DRIVEWAY
- ATTACHED SINGLE GARAGE
- DEVELOPMENT POTENTIAL
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – D (55)

OFFERED FOR SALE AS A WHOLE

VENDORS SOLICITORS

Mr David Currie
Hewats Solicitors
63 King Street
Castle Douglas
DG7 1AG
Tel: 01556 502946



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

Balharrie is situated within the village of Springholm in Dumfries and Galloway. The property is a detached bungalow surrounded by its own generous grounds with views over the open countryside from the rear garden grounds and benefits from an attached single garage. The property is well-presented and has been very well-maintained over the years. Balharrie is approached by its own gravel driveway with off-road parking and given its location, has easy access to major road networks.

Springholm offers local services such as a village shop, hotel / public house with primary schooling a very short walk from the property. A further range of 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.

DIRECTIONS

As indicated on the Location Plan which forms part of these particulars.

METHOD OF SALE

The properties are offered for sale as a whole.

GUIDE PRICE

Offers for Balharrie are sought in excess of: **£180,000**

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

Balharrie is of traditional construction, rendered under mainly tiled roof and in more detail briefly comprises:

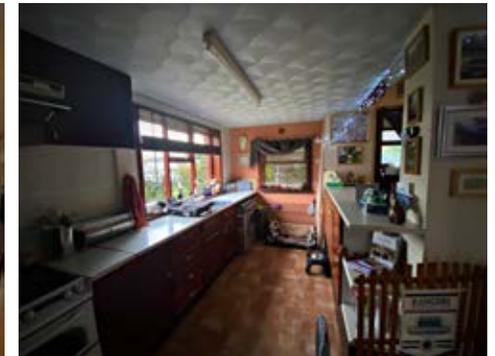
- **Front Entrance Porch**
Glazed to three sides with a timber, part glazed door to outside.
- **Central Hallway**



- **Double Bedroom 1**
With window to the front, built-in cupboard.
- **Double Bedroom 2**
With window to the rear.
- **Single Bedroom 3**



- **Dining Area**
With window to the side.
- **Kitchen**
With fitted floor and wall units, sink & drainer, plumbed for automatic washing machine, windows to the rear & side.
- **Boot Room**
With windows to two sides, timber part glazed door to rear garden grounds.
- **Family Bathroom**
With WHB, WC, bath with shower over.
- **Sitting Room**
With bay window to the front, open fire.



OUTSIDE

The property is approached by its own private gravel driveway with garden grounds to the front and rear, which are mainly laid to lawns with mature shrubs. The rear garden grounds overlook the surrounding countryside and there is some development potential to create the perfect area for alfresco dining and social entertaining. The property is mainly bound by timber fences, with a neat dry-stone dyke to the front. An attached single garage is located to the side of the property and has electricity laid in and houses the central heating boiler.

SERVICES

- Oil fired central heating system (Boiler replaced 2 years ago)
- Mains water
- Mains drainage
- The telephone is installed subject to the normal BT regulations

COUNCIL TAX BANDING

Band D

HOME REPORT

A Home Report can be made available upon request.

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.

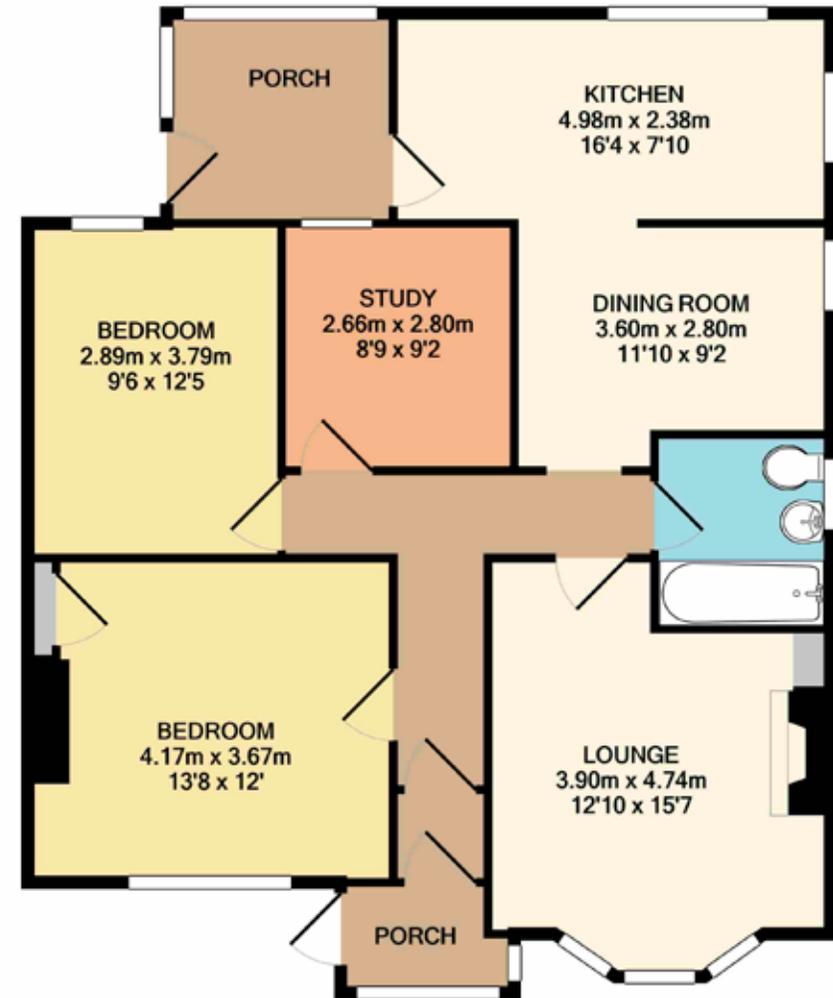


MATTERS OF TITLE

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, **David Currie, Hewats** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property



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
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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 January 2021

