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NO' 25 & NO' 27 ST ANDREW STREET

Castle Douglas, DG7 1EL



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



No' 25 & No' 27 St ANDREW STREET

Castle Douglas, DG7 1EL

Dumfries 18 miles, Carlisle 52 miles, Glasgow 83 miles

AN EXTREMELY WELL-PRESENTED FAMILY HOME ALONG WITH A THRIVING LAUNDRY BUSINESS (40 DEGREES) LOCATED WITHIN THE PRETTY MARKET TOWN OF CASTLE DOUGLAS

- TRADITIONAL FOUR BEDROOM DWELLINGHOUSE
- ENCLOSED GARDEN GROUNDS
- ADJOINING THRIVING LAUNDRY BUSINESS
- WITHIN EASY REACH OF MAJOR ROAD NETWORKS
- DWELLINGHOUSE EPC RATING: D (66)
- LAUNDRY BUSINESS (40 DEGREES) EPC RATING: F (97)

VENDORS SOLICITORS

Mr Adam Turnbull
Gillespie Gifford & Brown
27 St. Cuthbert Street
Kirkcudbright
DG6 4DJ
Tel: 01557 330539



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

No 25 & No' 27 St Andrew Street incorporates an extremely well-presented four-bedroom dwellinghouse along with the attached thriving laundry business (40 Degrees). The properties are centrally located, just off the main high street of Castle Douglas.

THE DWELLINGHOUSE

No 27 St Andrew Street is set within a row of traditional terraced properties and is in close proximity to all local services and amenities with 40 Degrees adjoining the property.

This charming extremely well-presented property is in walk-in condition and has been maintained to a high standard by the current owners. The property not only benefits from bright and roomy spacious accommodation but has enclosed easily maintained grounds to the rear providing a patio area for alfresco dining or family entertaining. During the summer months, pot plants thrive in this enclosed suntrap. The property is set over two floors with neutral décor throughout.

40 DEGREES (LAUNDRY BUSINESS)

Adjoining the dwellinghouse, 49 Degrees has operated as a very successful laundry business for some years, which continues to thrive. This retail unit is offered to the market fully equipped with all laundry equipment in situ, however, this unit could also lend itself to any type of retail or tourist-based industry. The property could also have potential for conversion to a self-contained annex or integrated within the dwellinghouse, however, any potential purchaser would need to make their own enquiries with the regional council.

ABOUT THE AREA

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.

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

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' 25 & 27 St Andrew Street are sought **in excess of £220,000**

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

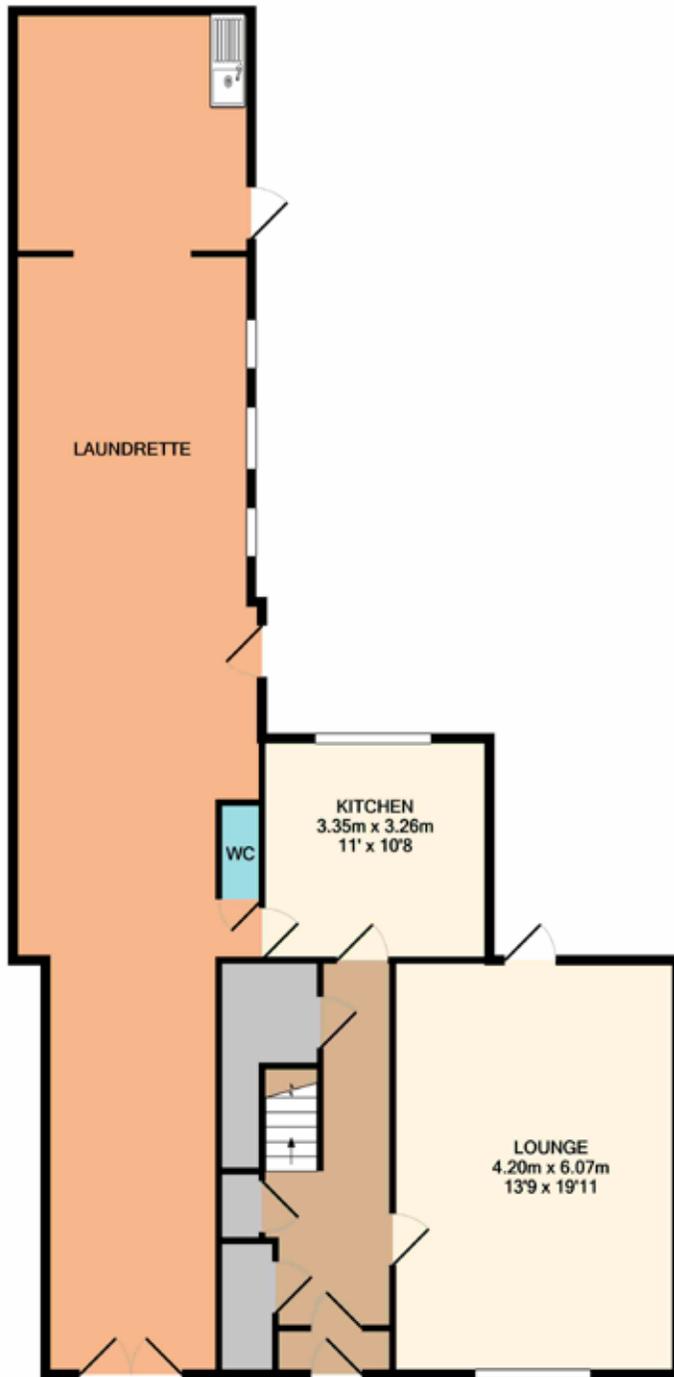
No' 27 St ANDREW STREET

No' 27 St Andrew Street is an extremely well-presented two storey dwelling set under a slated roof. The property provides comfortable four-bedroom family accommodation as follows:

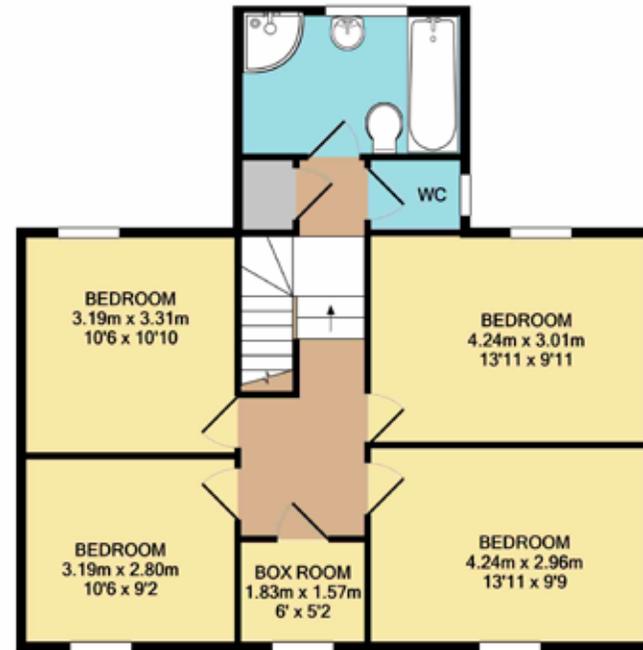
GROUND FLOOR

- **Front Entrance Porch**
With wooden floor.
- **Central Hallway**
With stairs off the first floor, understair cupboard, two large built-in cupboards.





GROUND FLOOR



1ST FLOOR

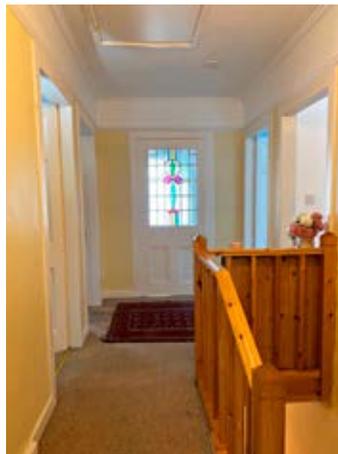
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2021

Floor Plan

- **Lounge**
With wood burning stove, patio door to rear, large window to the front.
- **Kitchen**
With a range of modern floor and wall units, built-in electric oven and hob, sink & drainer, plumbed for automatic washing machine, window to the rear, door through to 40 degrees.

FIRST FLOOR

- **Upper Landing**
Split upper landing with built-in cupboard.
- **Family Bathroom**
With corner shower cubicle, bath, WC & WHB, window to the rear.



- **Cloakroom**
With WC.
- **Double Bedroom 1**
With window to the rear.
- **Double Bedroom 2**
With window to the front.



- **Double Bedroom 3**
With window to the front.
- **Double Bedroom 4**
With window to the rear, currently utilised as an office.
- **Office / Study**
With fixed shelving, window to the front.

OUTSIDE

The property benefits from enclosed grounds to the rear, which are mainly laid to paving stones for ease of maintenance. The grounds benefit from a dedicated patio area, perfect for alfresco dining or family entertaining. There is a timber storage unit which is utilised for laundry storage.



SERVICES

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

No' 25 St ANDREW STREET – 40 DEGREES

40 Degrees has been established for some years and continues to thrive. This popular local laundry service has a spacious shop floor and comes fully equipped. There is a kitchenette and a cloakroom, with an external door leading to the rear grounds of the dwellinghouse and a connecting door to the dwellinghouse. Any 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 – 27 St ANDREW STREET

Band C



RATEABLE VALUE – 40 DEGREES

£3,000 effective from 01-APR-17 (Small business rates relief has been applied)

HOME REPORT

The properties are Home Report exempt as they are classed as mixed use with No' 27 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. However, it should be noted that for completeness a Home Report was produced earlier this year when the occupiers were considering their options. This can be made available to the successful purchaser.

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: **Mr Adam Turnbull, Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

Immediately upon completion.





HEROES



10°C

JLA 16



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 2021

