

KING STREET EXECUTIVE APARTMENT (B)

King Street, Castle Douglas, DG7 1LZ

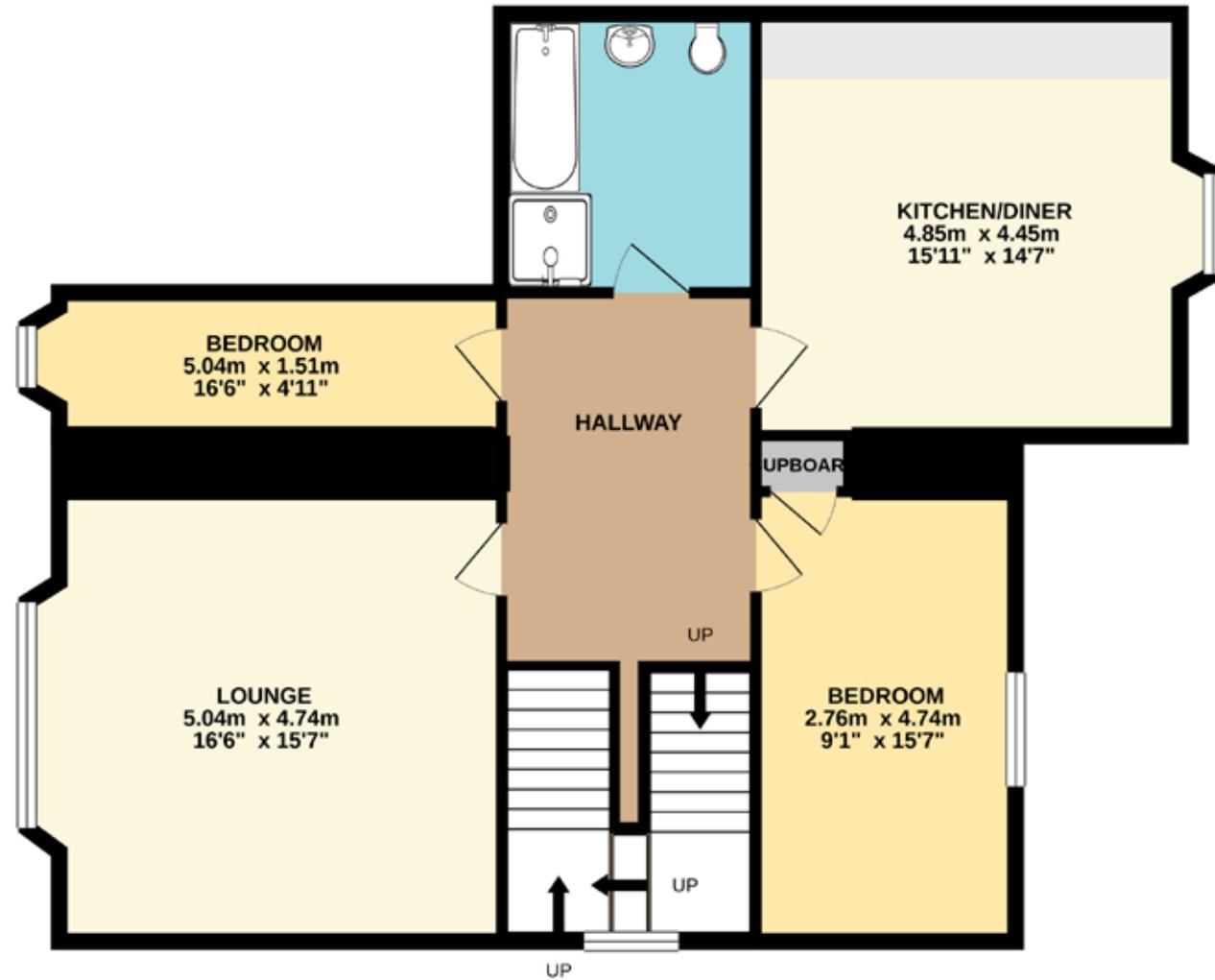
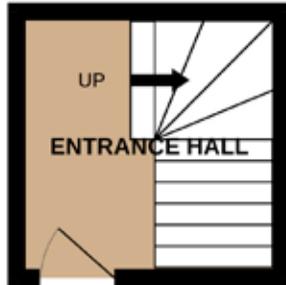


THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

ENTRANCE LEVEL
7.3 sq.m. (79 sq.ft.) approx.

1ST FLOOR
90.6 sq.m. (975 sq.ft.) approx.



TOTAL FLOOR AREA : 97.9 sq.m. (1054 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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KING STREET EXECUTIVE APARTMENT (B)

King Street, Castle Douglas, DG7 1LZ

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

A RECENTLY CONVERTED TWO BEDROOM EXECUTIVE FIRST FLOOR APARTMENT SITUATED ON KING STREET WITHIN THE PICTURESQUE MARKET TOWN OF CASTLE DOUGLAS

- **RECENTLY CONVERTED EXECUTIVE TWO BEDROOM APARTMENT**
- **NEWLY FITTED KITCHEN & BATHROOM**
- **PRIME TOWN CENTRE LOCATION**
- **SECURE INTERCOM ENTRY**
- **DEDICATED PARKING SPACE**
- **EPC RATING – D (65)**

FOR SALE PRIVATELY

VENDORS SOLICITORS

Abby McAteer
GGB Law
33 High Street
Dalbeattie
DG5 4AD

Tel: 01556 611 247

Email: Abby.McAteer@ggblaw.co.uk



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

This executive first floor apartment is situated in a prime central position within market town of Castle Douglas. The property is within walking distance of the picturesque Carlingwark Loch, Threave Gardens and National Trust walks, with the town centre amenities available straight from the front door.

This bright spacious apartment occupies a building (listed) thought to date back to 1864 and has been converted from former office space. There is a Royal Bank of Scotland, at ground floor level, with a further five converted apartments set within the same building. The property offers bright, spacious and diverse accommodation, which is in walk-in condition, neutrally decorated throughout and offers all features for modern day living, including a newly fitted kitchen and bathroom. The property has gas fired central heating with the radiators having individual thermostatic controls, the system is operated via a wall mounted 'Worcester Greenstar' central heating boiler. The apartment benefits from a secure intercom entry (shared with one other) with the living accommodation reached by the original sweeping staircase. & a dedicated parking area to the rear of the building. The property would be ideally suited for the first-time buyer or those seeking a buy to let.

Local services are 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.

GUIDE PRICE

Offers for Executive Apartment (B) are sought in excess of: £160,000

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

The dwelling offers bright and roomy accommodation over a single floor, briefly comprising:



- **Entrance Hallway**
With sweeping feature staircase leading to the first floor living accommodation.
- **Central Hallway**
A large bright central hallway with potential to create a reading area or such like.
- **Lounge**
Another lovely bright room with picture windows overlooking King Street.
- **Single Bedroom 1 / Office**
With window overlooking King Street.
- **Bathroom**
With newly fitted bath, shower cubicle, WC & WHB.



- **Kitchen / Diner**
Large kitchen diner with ample room for social and family entertaining with newly fitted range of modern floor and wall units, window to the rear.



- **Double Bedroom 2**

With built-in cupboard, window to the rear.

OUTSIDE

The property benefits from a dedicated parking space to the rear.

SERVICES

- Mains water, electricity & drainage (The consumer unit for the electricity is in the cupboard of the smaller bedroom. The electric meter is in the shared entrance hallway).
- Gas central heating throughout
- Secure intercom entry

HOME REPORT

The Home Report can be download direct from our website.



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

COUNCIL TAX

Not yet banded, at completion of the sale the successful purchaser will be responsible for contacting the regional council to enable registration of council tax.

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.

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 August 2021



Nearby Carlingwark Loch