



NO' 8 BROOMPARK

Dalbeattie, Dumfries & Galloway, DG5 4RA

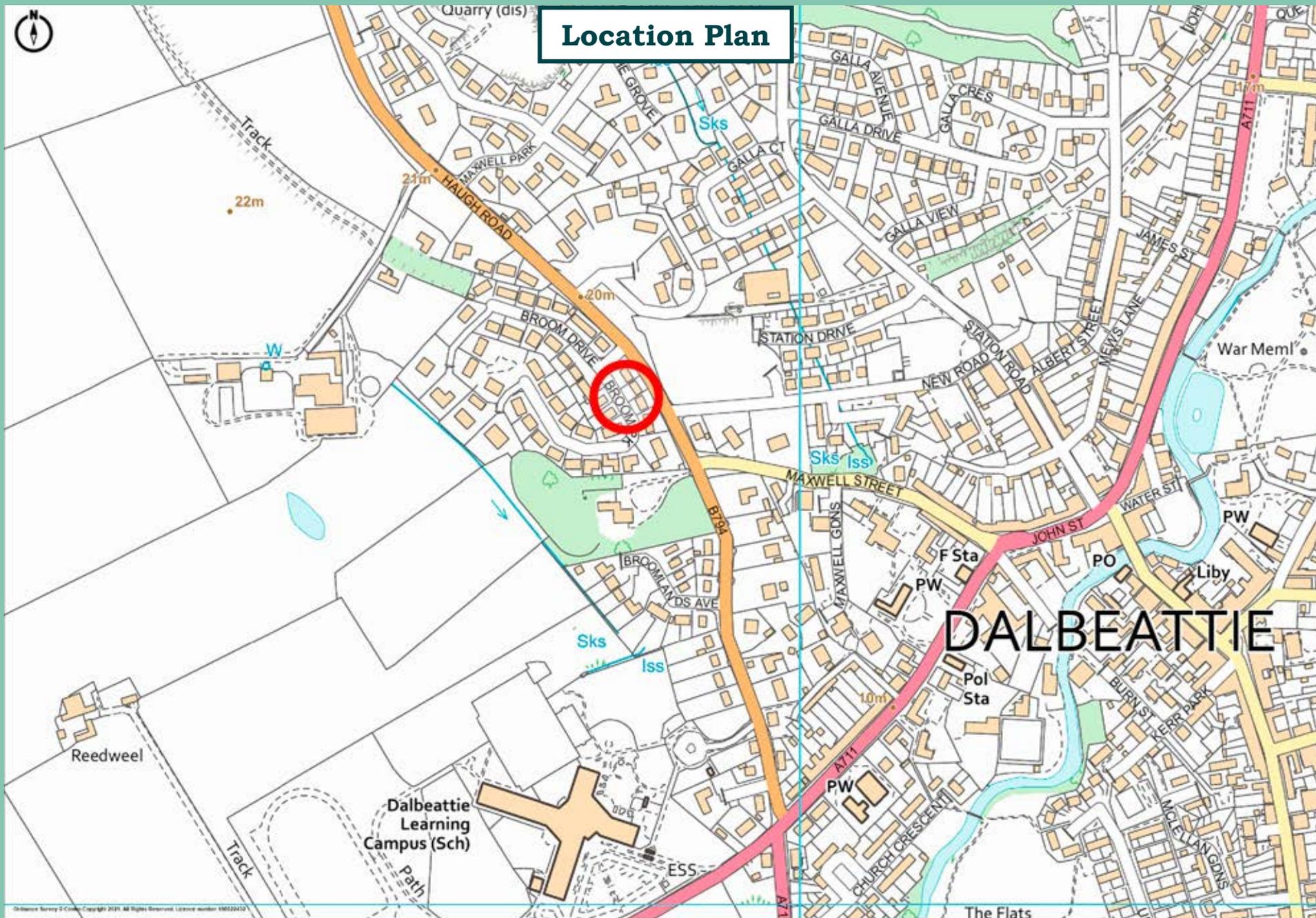


THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



No' 8 BROOMPARK

Dalbeattie, Dumfries & Galloway, DG5 4RA

Castle Douglas 10 miles, Dumfries 27 miles, Carlisle 64 miles, Glasgow 104 miles

A WELL-PRESENTED DETACHED BUNGALOW SITUATED ON A GENEROUS PLOT WITHIN A SOUGHT-AFTER RESIDENTIAL AREA OF DALBEATTIE

- WELL-PRESENTED TWO BEDROOM BUNGALOW (1 EN-SUITE)
- LANDSCAPED GARDEN GROUNDS
- INTEGRAL GARAGE
- WITHIN EASY WALKING DISTANCE OF LOCAL AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – C (78)

VENDORS SOLICITORS

Mr Peter Braidwood
1 Charlotte St
Dumfries
DG1 2AG
Tel: 01387 257272



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

No' 8 Broompark is situated on a generous plot within a sought-after location of Dalbeattie. This well-presented property is in walk-in condition benefitting from bright, spacious accommodation over a single floor with two good sized double bedrooms (1 en-suite), an integrated garage and generous landscaped garden grounds.

No' 8 Broompark benefits from tarmac off-road parking to the front and a tarmac footpath leading to the front door. The garden grounds to the front have raised beds planted with mature shrubs and specimen trees, with a path leading to the rear garden grounds which are mainly laid to lawns, again, with a variety of specimen trees & shrubs and a path leading to the main road.

No' 8 Broompark is within close proximity to all local services and amenities. Dalbeattie provides a wide range of essential services with a newly constructed school catering for nursery to secondary education, which is only a 5 minute walk from the property. 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 new hospital and 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 a short distance from the property. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres within Dalbeattie Forest. 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 just over 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' 8 Broompark 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
Web: www.threaverural.co.uk



PARTICULARS OF SALE

No' 8 Broompark is in walk-in condition providing comfortable accommodation as follows:

- **Front Entrance Porch**
With part glazed UPVC door to the front and a glazed timber door to the central hallway.
- **Central Hallway**
With large built-in double cupboards.





- **Double Bedroom 1**
With window to the front.
- **Kitchen / Diner**
A bright well-equipped family kitchen with a range of floor and wall units, built-in electric oven, gas hob with cooker hood, integrated fridge freezer & dishwasher, breakfast bar with cupboards and drawers below, sink & drainer, window to the front, patio doors leading to raised paved patio area & glazed timber doors to the living room, door off to utility room.
- **Utility Room**
With floor and wall units, plumbed for automatic washing machine, window to the front, door off to integral garage.
- **Integral Garage**
With up and over door.
- **Living Room**
With picture window to the rear, electric fire set in feature fireplace.

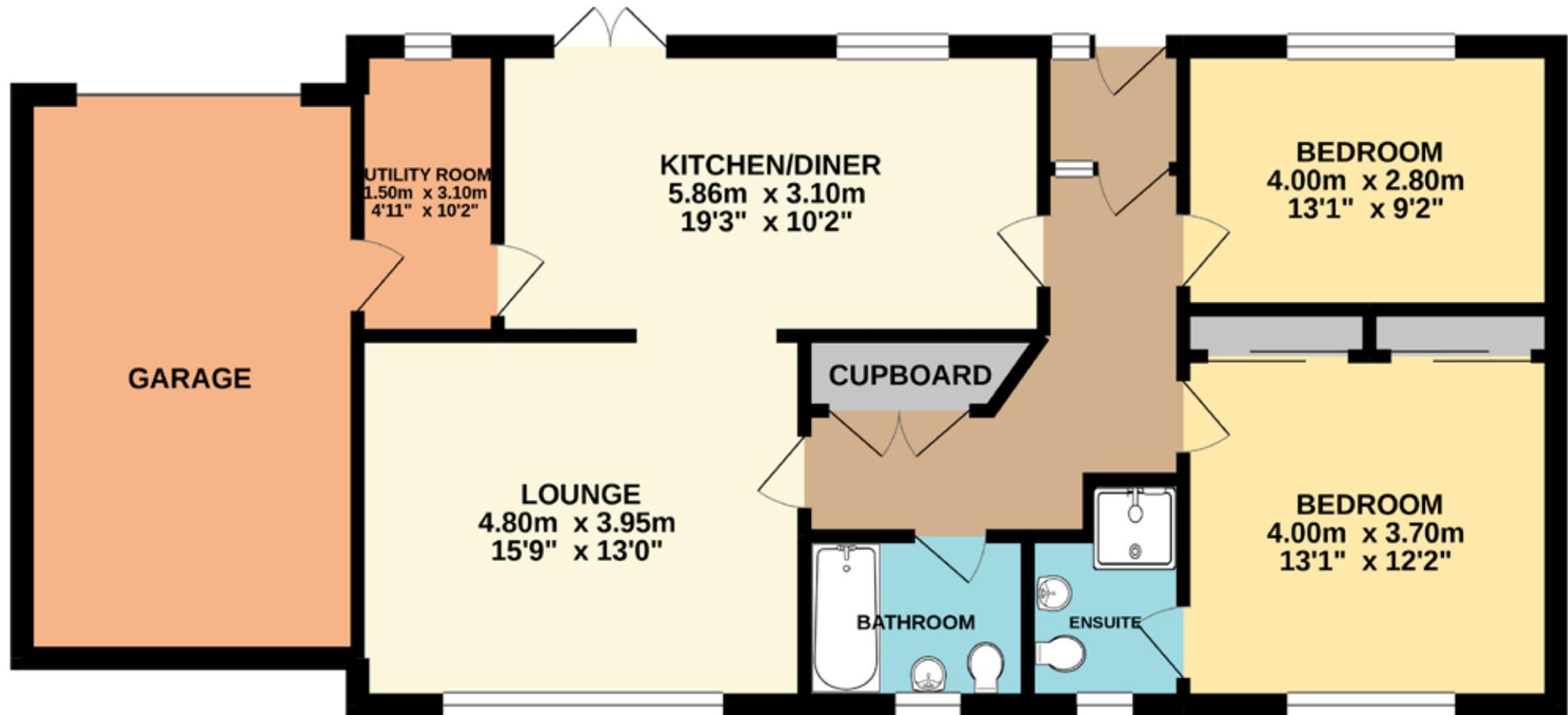


- **Family Bathroom**
With 3 piece suite and shower over bath.



Floor Plan

GROUND FLOOR
111.8 sq.m. (1204 sq.ft.) approx.



TOTAL FLOOR AREA : 111.8 sq.m. (1204 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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- **Double Bedroom 2**
With window to the front, en-suite off.
- **En-Suite**
With shower cubicle, WC, WHB.



OUTSIDE

As mentioned earlier, there are garden grounds to the front and rear with off-road tarmac parking.

SERVICES

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



COUNCIL TAX BANDING

Council tax banding: Band E

HOME REPORT

A Home Report can be downloaded direct from our website.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

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: **Peter Braidwood** 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.

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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 2021

