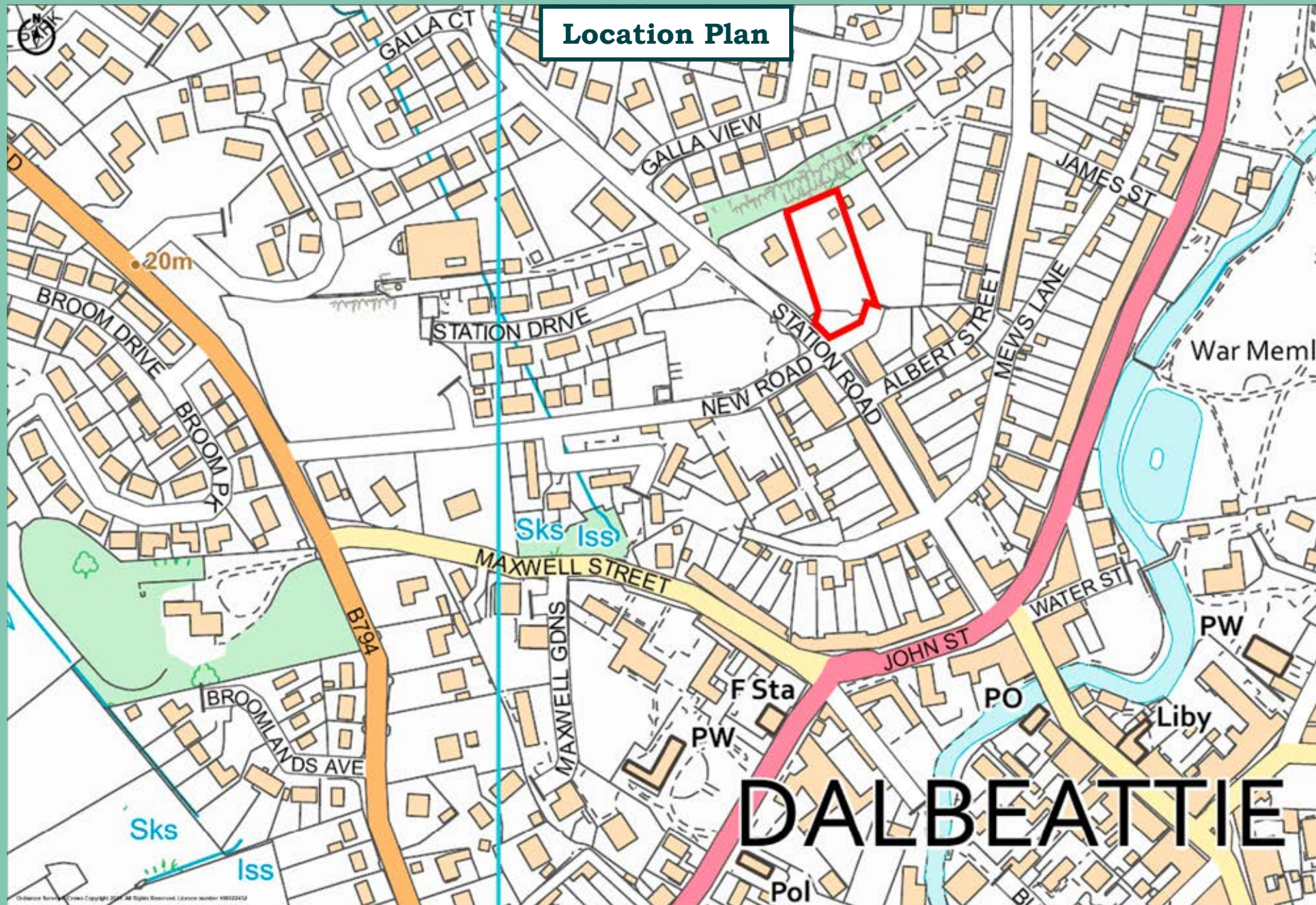




BELMONT

Station Road, Dalbeattie, DG5 4AN

Location Plan



BELMONT

Station Road, Dalbeattie, DG5 4AN

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

A TRADITIONAL DETACHED FAMILY HOME SITUATED ON AN ELEVATED SITE WITHIN A SOUGHT AFTER LOCATION OF DALBEATTIE

- TRADITIONAL FIVE BEDROOM TWO STOREY DWELLING
- GENEROUS LANDSCAPED GARDEN GROUNDS
- DETACHED GARAGE
- WITHIN EASY WALKING DISTANCE OF LOCAL AMENITIES
- EPC RATING – E (4)

VENDORS SOLICITORS

Neil Webster
Walker & Sharpe
37 George Street
Dumfries
DG1 1 EB
Tel: 01387 267222



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

Belmont is situated on a stunning elevated site within a sought-after location of Dalbeattie. This traditional dwelling of Dalbeattie granite construction is approached by a tarmac driveway and benefits from bright, spacious accommodation set over two floors and maintains traditional features such as the covings and cast-iron radiators in the dining room. Parts of the living space on the first floor of the property offer stunning views over the roof tops of Dalbeattie towards the surrounding countryside.

Belmont is surrounded by its own generous landscaped garden grounds bounded mainly by neat dry stones dykes and granite built walls. The grounds are laid to lawns with mature shrubs, hedges and specimen trees with a green house, currently bursting with a crop of grapes. A large timber storage shed is located to the rear of the property which has been utilised as a games room with a detached garage located to the side and rear. The garden grounds offer privacy and have great potential for creating areas for alfresco dining or family and social entertaining. **It should be noted that the furniture contained within the property is available to purchase by separate negotiation.**

Belmont is within an easy walking distance of all local services and amenities. Dalbeattie provides a wide range of essential services with a newly constructed school catering 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 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. 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. 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 easy 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 Belmont are sought in excess of: **£355,000**

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

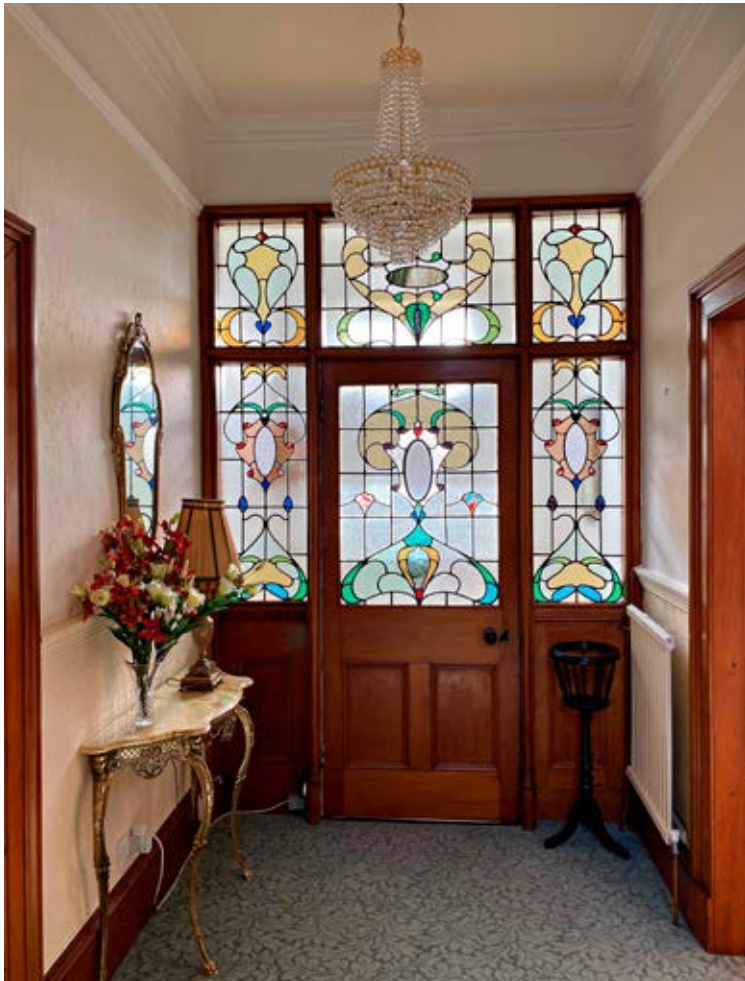


PARTICULARS OF SALE

Belmont provides a blank canvas for any potential purchaser to create a lovely family home, offering bright and spacious family accommodation which briefly comprising:

GROUND FLOOR

- **Front Entrance Porch**
With original tiled flooring and a timber door, part glazed with stain glass, leading to the central hallway.



- **Central Hallway**
With a feature staircase leading to the first floor, built-in storage cupboard.
- **Lounge**
With large bay window to the front providing views over the garden grounds towards the town. A gas fire is set in a feature fireplace with a display alcove to the right.
- **Formal Dining Room**
With large bay window to the front with original cast iron radiators to either side, open fire set in a feature fireplace.



- **Sitting Room**
A cosy sitting room with an open fire in a feature fireplace and window to the rear.
- **Informal Dining Room**
With generous walk-in understair storage cupboard and useful shelved storage cupboard.



- **Kitchen**
With a range of floor and wall units, breakfast bar, plumbed for automatic washing machine, built-in gas oven and hob with cooker hood, sink and drainer.
- **Rear Entrance Hallway**
With WC off.



FIRST FLOOR

- **Upper Hallway**
- **Cloakroom**
With WC, WHB, bidet, window to the rear.
- **Family Bathroom**
With corner shower cubicle, corner bath, WHB, window to the side.
- **Single Bedroom 1**
With window to the side.
- **Double Bedroom 2**
With large window to the front affording views towards the surrounding countryside.

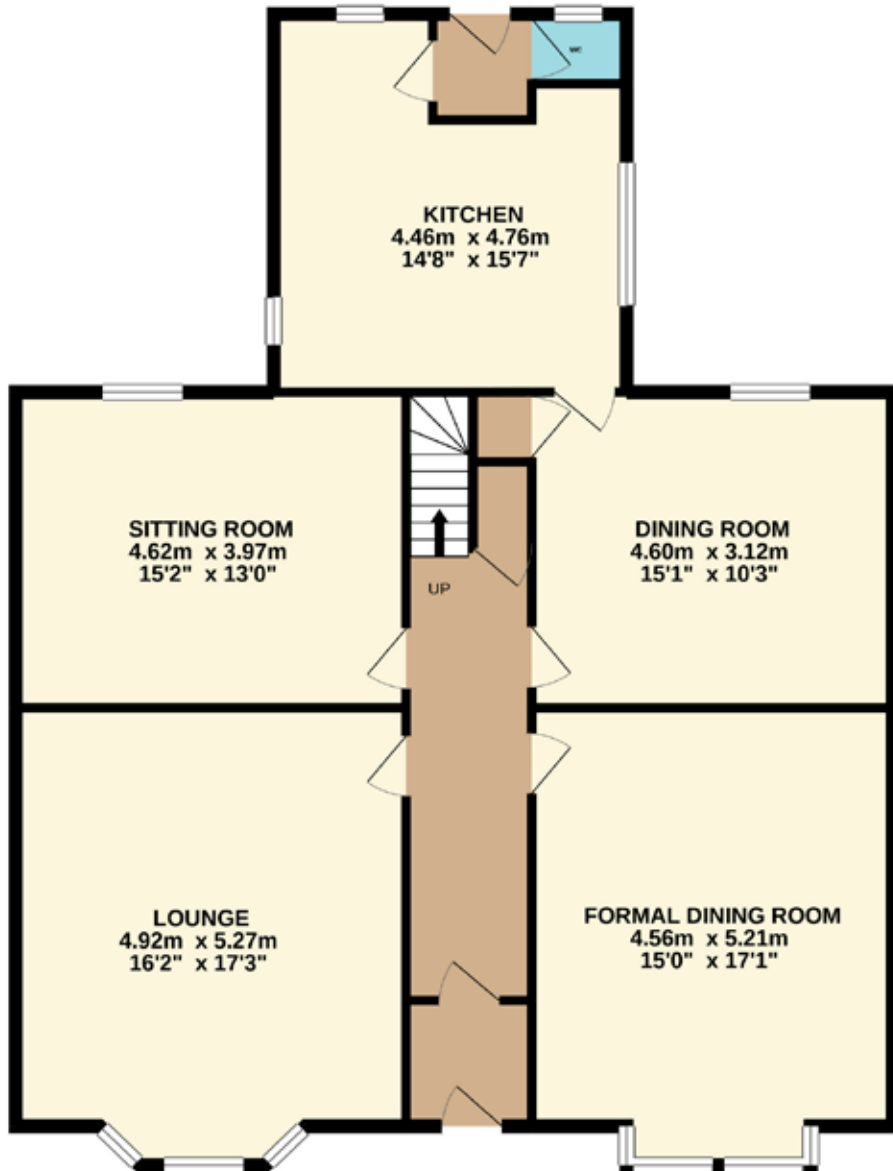


- **Double Bedroom 3**
With window to the front and there exists an unused connecting door to bedroom 4, therefore there could be some potential to convert this bedroom to a dressing room or an en-suite.

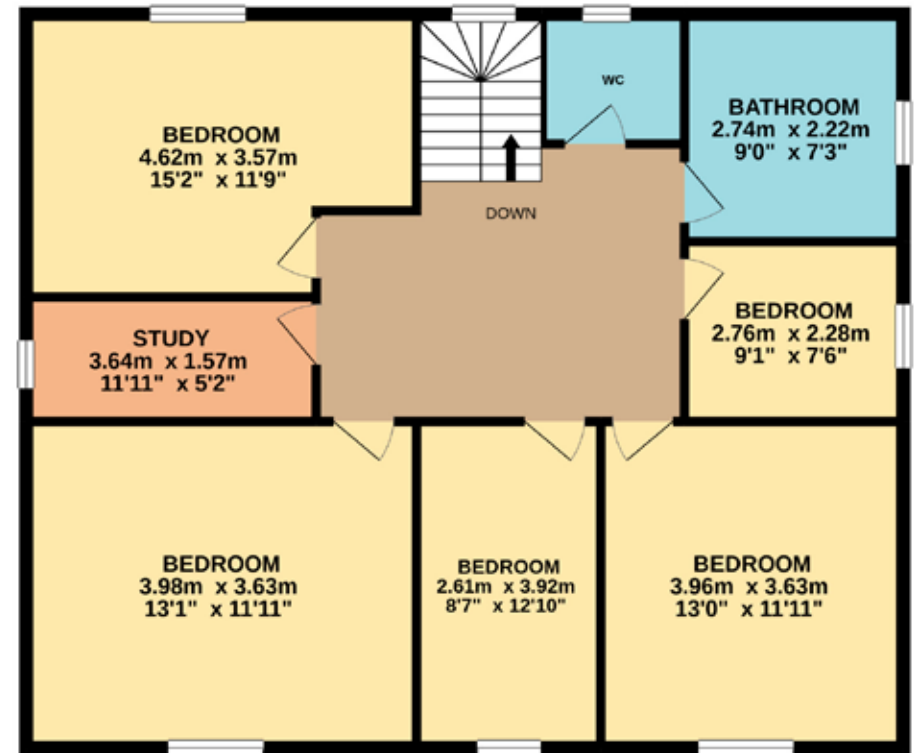


Floor Plan

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.
Made with Metropix ©2021

- **Double Bedroom 4**
With large window to the front and connecting door through to bedroom 3.
- **Study**
With window to the side.
- **Double Bedroom 5**
With window to the rear.

OUTSIDE

As mentioned earlier, generous garden grounds surround the property with a greenhouse, large timber storage shed and a detached garage. A small pond is located to the rear of the dwelling.

SERVICES

- Mains water & drainage
- Mains electricity
- Gas fired central heating system

COUNCIL TAX BANDING

Council tax banding: Band G



HOME REPORT

A Home Report can be downloaded 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: **Neil Webster, Walker & Sharpe** 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 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 2021



