



NO' 3 BEECH COURT

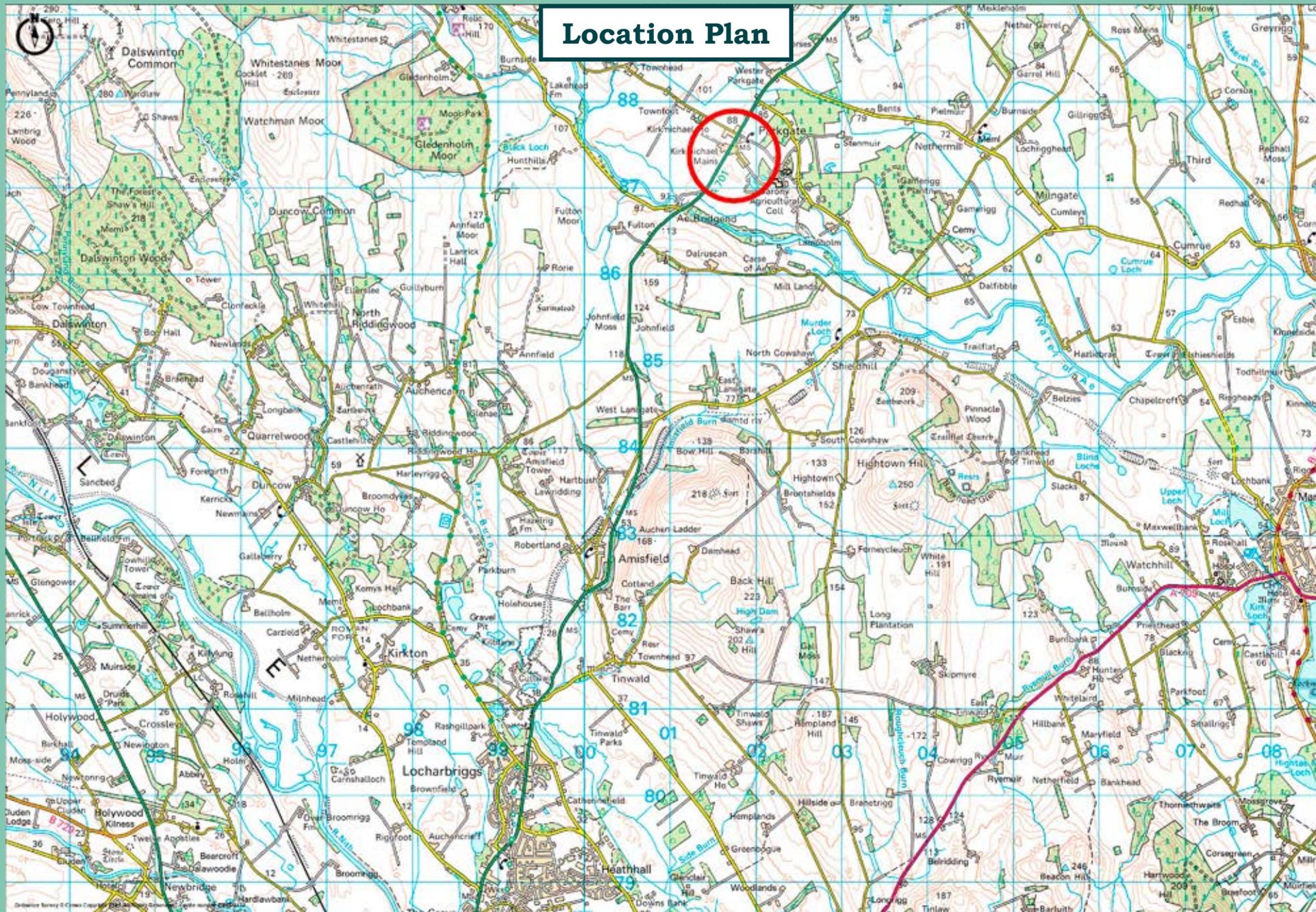
Parkgate, Dumfries, DG1 3LD



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NO' 3 BEECH COURT

Parkgate, Dumfries, DG1 3LD

Dumfries 8 miles, Lockerbie 10 miles, Moffat 13 miles, A74 (M) 10 miles, Carlisle 36 miles, Edinburgh 70 miles, Glasgow 67 miles

A VERY WELL-PRESENTED DETACHED FAMILY HOME OCCUPYING A CORNER PLOT WITHIN A QUIET CUL-DE-SAC IN THE VILLAGE OF PARKGATE

- MODERN FOUR BEDROOM FAMILY HOME SET IN A QUIET CUL-DE-SAC
- OFF-ROAD PARKING & ATTACHED DOUBLE GARAGE
- ENCLOSED GARDEN GROUNDS TO THE REAR
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – D (63)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Murray Bolling
Harper Robertson & Shannon
100 High Street
Annan
DG12 6EH
Tel: 01461 203418



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' 3 Beech Court is set within a quiet cul-de-sac within the village of Parkgate. The property is set over two floors and offers roomy four-bedroom accommodation, which is well presented throughout with modern décor complimenting the finishes.

No' 3 Beech Court benefits from off-road parking and enclosed rear garden grounds which offer a secure space for pets and children and perfect for family and social entertaining. An attached double garage, which the current owners utilise as a gym, could have some potential for creating further living space.

The nearest services are located at the busy market town of Dumfries, some 8 miles distant, boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Primary education is available at Nethermill Primary, a short drive from the property with secondary education available also available at Lockerbie. The Barony Agricultural College is located less than 1 mile away.

No' 3 Beech Court boasts excellent communications and commuting links with both Glasgow and Edinburgh a little over an hour's drive north, with the M74 adjoining the M6 at Gretna, the property is within commuting distance of some of the major centres. There is a main line railway station at Lockerbie, which runs a full timetable of services both north and south.

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, etc. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for 3 Beech Court are sought in excess of: £240,000

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' 3 Beech Court is of modern construction set under a tiled roof. The property at present offers comfortable family accommodation over two floors, as follows:

GROUND FLOOR

- **Front Entrance Hallway**
With stairs off to first floor, cloakroom and part glazed UPVC door to outside.



- **Cloakroom**

With WC & WHB.

- **Kitchen**

With modern fitted floor and wall units, electric hob with cooker hood, built-in electric oven, integrated dishwasher & fridge freezer, sink and drainer, window to the rear.



- **Utility Room**

With floor and wall units, sink & drainer, plumbed for automatic washing machine, UPVC door to outside.

- **Office**

With window to the front.

- **Snug**

With window to the side.



- **Living Room**

With windows in a bay arrangement with patio doors set in providing access to the rear garden grounds.



FIRST FLOOR

- **Upper Hallway**

With built-in cupboard housing the hot water tank.

- **Master Bedroom 1 (En-Suite)**
With window to the front.
- **En-Suite**
With enclosed shower cubicle, WC, WHB, window to the rear.
- **Single Bedroom 2**
Window to the front.



- **Double Bedroom 3**
Window to the front.
- **Double Bedroom 4**
With window to the rear.
- **Family Bathroom**
Bath with shower over, WC & WHB

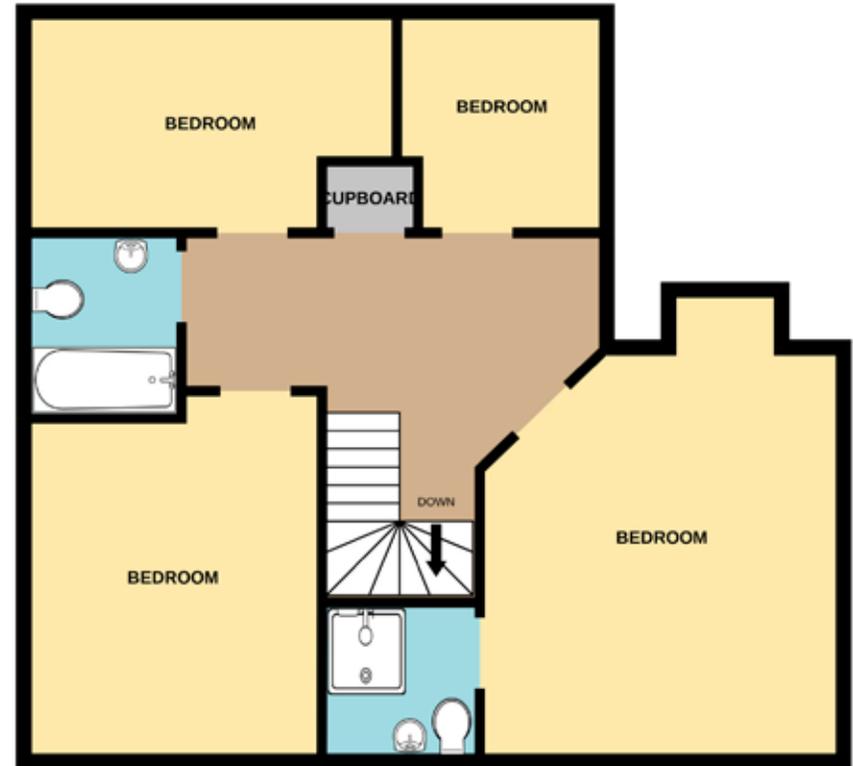


Floor Plan

GROUND FLOOR



1ST FLOOR



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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OUTSIDE

As mentioned earlier, there are enclosed garden grounds to the rear with a timber shed, with off road parking to the front and attached double garage.



SERVICES

- Electric heating
- Mains water, electricity & drainage
- Fully UPVC double glazed
- The telephone line is installed subject to the normal BT regulations.

HOME REPORT

The home report is available to download from our website: www.threaverural.co.uk/property



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, **Murray Bolling, Harper Robertson & Shannon** for a definitive list of burdens subject to which the property is sold. However, we would respectfully draw to your attention, if the property is sold in two lots a secondary access to lot 2 will be re-established with all necessary servitudes and pertinent rights.

COUNCIL TAX

Band F

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.

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 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 December 2021

Sale Plan



