



BANCHORY

Stirling Acres Road, Kirkcudbright, Dumfries & Galloway, DG6 4ES



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



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NOT TO SCALE
Plan for indicative purposes only

BANCHORY

Stirling Acres Road, Kirkcudbright, Dumfries & Galloway, DG6 4ES

Castle Douglas 9 miles, Dumfries 26 miles, Carlisle 64 miles, Glasgow 104 miles

A UNIQUE ARCHITECT DESIGNED DETACHED DWELLINGHOUSE SITUATED ON THE PERIPHERY OF KIRKCUDBRIGHT GOLF COURSE WITHIN THE POPULAR ARTISTS' TOWN

- UNIQUELY DESIGNED THREE BEDROOM DWELLING
- PRIVATE DRIVEWAY
- ATTRACTIVE LANDSCAPED GARDEN GROUNDS SURROUNDING THE PROPERTY
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- HAVING EASY ACCESS TO MAJOR ROAD NETWORKS
- EPC – C (77)

VENDORS SOLICITORS

Jill Irvine
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



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

Banchory is conveniently located within the 'Artist Town' of Kirkcudbright and some 8 miles southwest of the 'Food Town' of Castle Douglas in Galloway.

Banchory nestles within its own private elevated plot bounded to the rear by the popular Kirkcudbright golf course. This architect designed property, was constructed around 2008, incorporating architectural ideas. Banchory is a well-laid out home, offering flexible accommodation, which lends itself to many different configurations. Complementing the present day style of the property as a whole are many particular features that lend and air of modern elegance including: beech and crescent-moon doors, quarry tiled upper-kitchen floor, stone tiled flooring in lower hall and kitchen, LED lighting to both floors, chromium and pine balustrading, recess room lighting and laminated flooring. Banchory is approached through its own driveway and stands within landscaped grounds, which include ornamental ponds paved walkways and dedicated patio areas making the perfect spaces for family and social entertaining. In addition, there is a large single garage attached to the dwellinghouse.

All essential services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded.

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 being extremely well-catered for, including facilities for local shooting and fishing. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique possibilities for walking, sailing, cycling and for the golfer there are, within the region, no fewer than twenty nine 18 hole courses, the closest being that of Kirkcudbright which forms the rear boundary of Banchory. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

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 Banchory are sought **in excess of: £280,000**

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

Banchory is of modern construction rendered under a slated roof. The accommodation is arranged over two floors with an additional mezzanine level, and briefly comprises:

GROUND FLOOR

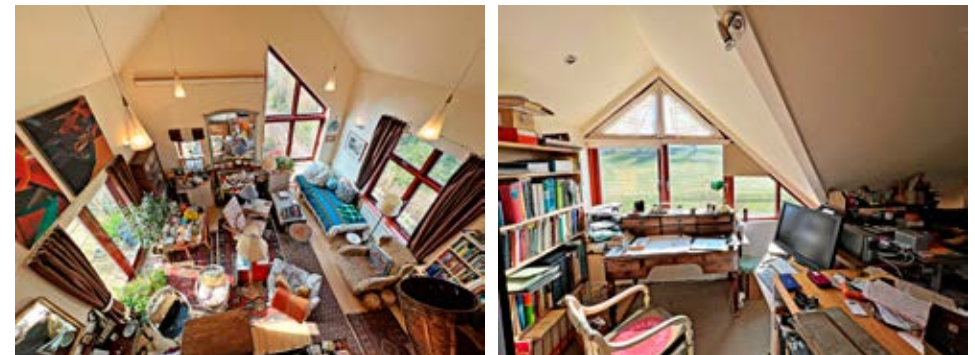
- **Central Hallway**
With staircase off to lower ground floor, coat cupboard and a short staircase leading up to the main bedroom, bathroom and boiler/airing cupboard with pressurised water system.
- **Kitchen / Diner**
With a range of floor units, integrated dishwasher, fixed shelving units and patio doors leading to the rear garden grounds.



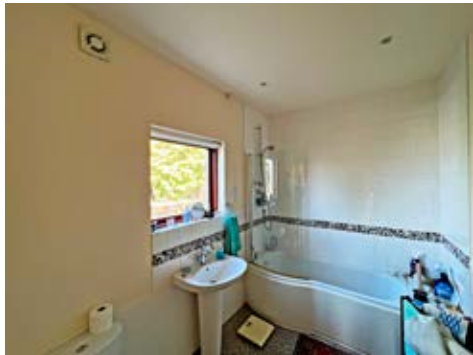
- **Lounge**
Bright and spacious modern living space with patio doors leading to the raised patio area and enclosed garden grounds. A staircase leads to the mezzanine floor.



The mezzanine floor is currently utilised as an office, however, it could lend itself to a variety of different uses. Feature windows provide views across the rooftops of Kirkcudbright, and on to the golf course. A pine and chrome railing defines this area which overlooks the lounge. A raised hatch leads a large carpeted and well lit storage space within the attic.



- **Family Bathroom**
With a range of modern sanitary ware, 'P' shaped bath with shower over.
- **Double Bedroom 1**
With double aspect windows.



OUTSIDE

As noted earlier, the enclosed grounds have a range of specimen trees and shrubs, tiered raised beds. The garden grounds offers both privacy and a secure environment for children and pets.

LOWER GROUND FLOOR

- **Inner Hallway**
With external door to the front of the property, understair cupboard.
- **Double Bedroom 2**
With window to the front and fitted double cupboard
- **Bedroom 3**
With window to the side.
- **Kitchenette**
With floor and wall units, washing machine, clothes dryer, small hob and refrigerator.
- **Shower Room**
With enclosed shower unit and modern sanitary ware.

SERVICES

- Mains water and electricity
- Fully double glazed
- Gas fired central heating
- The telephone line is installed subject to the normal BT regulations.





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, **Jill Irvine, Brazenall & Orr** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band F

HOME REPORT

A home report can be downloaded direct from our website www.threaverural.co.uk/property The structural survey referred to in the Home Report is also available.

APPORTIONMENT

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

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 neither Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Intending purchasers must, therefore, satisfy themselves 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 April 2022

