



NO' 12 MILLER PLACE

Castle Douglas, DG7 1HJ



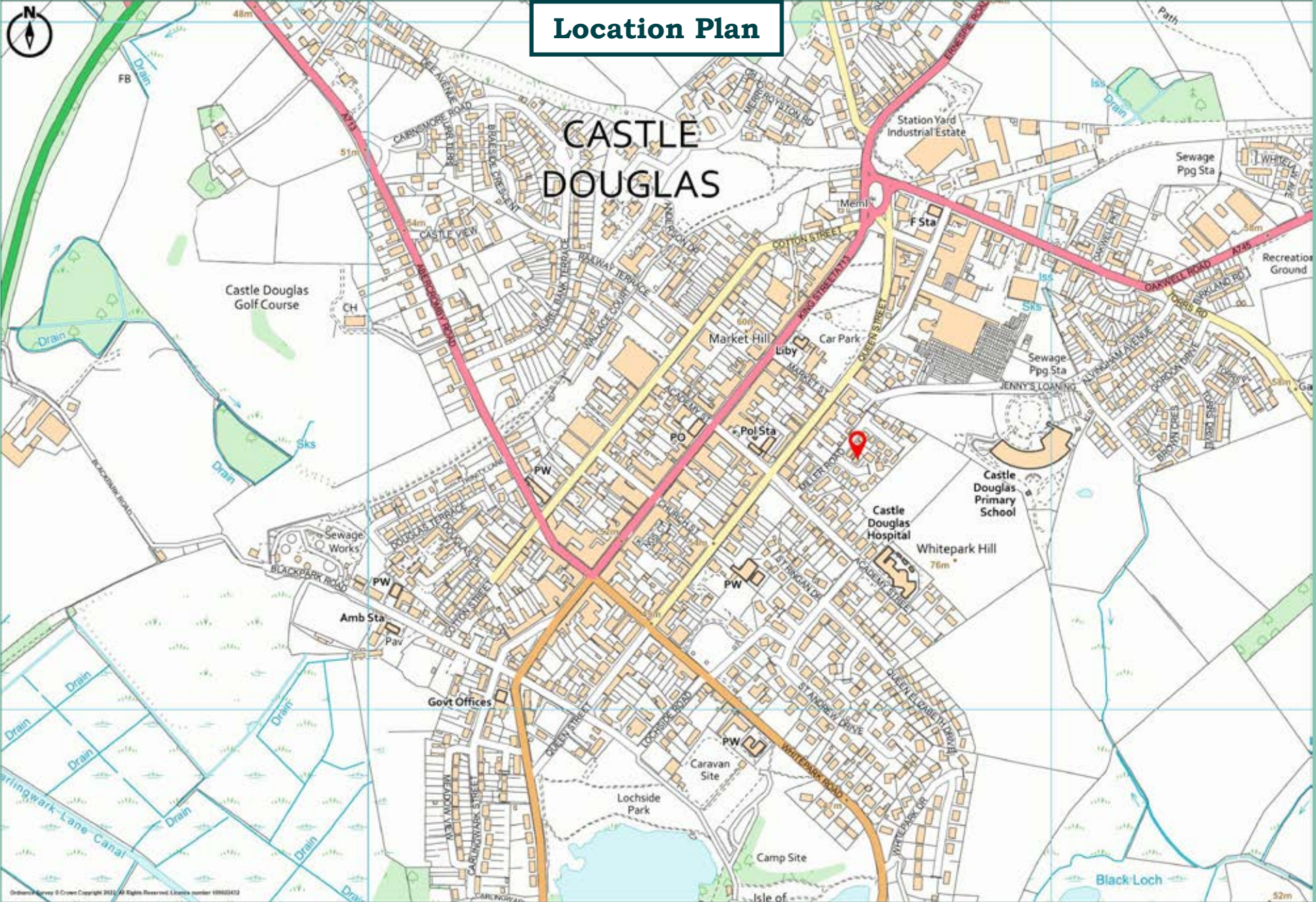
THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

CASTLE DOUGLAS



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No' 12 MILLER PLACE

Castle Douglas, DG7 1HJ

Dumfries 18 Miles, Carlisle 54 Miles, Glasgow 93 Miles, Edinburgh 96 Miles

A WELL PRESENTED DETACHED TWO BEDROOM BUNGALOW SITUATED IN A CENTRAL LOCATION WITHIN THE MARKET TOWN OF CASTLE DOUGLAS

- TWO BEDROOM BUNGALOW OF MODERN CONSTRUCTION
- ENCLOSED REAR GARDEN GROUNDS & PRIVATE DRIVEWAY
- DETACHED SINGLE GARAGE
- CONVENIENTLY LOCATED TO CASTLE DOUGLAS TOWN AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – C69

FOR SALE PRIVATELY

VENDORS SOLICITORS

Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA
Tel:01556 503744



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' 12 Miller Place is situated within the picturesque market town of Castle Douglas. The property is only a short walking distance to town centre amenities including primary and secondary schools.

No' 12 Miller Place is set within a quiet cul-de-sac in a sought-after residential area of the town. The property benefits from its own driveway a detached single garage and enclosed grounds to the rear which for ease of maintenance, are laid to block paving. This area provides a safe environment for children and pets and perfect for family and social entertaining. No' 12 Miller Place presents a great opportunity for those looking for a retirement property or for the first-time buyer.

Local services are conveniently located 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.

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.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for No' 12 Miller Place are sought **in excess of: £165,000**

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' 12 Miller Place is of modern construction set under a tiled roof. The dwelling is set over a single floor offering comfortable accommodation, as follows:

- **Central Hallway**
With built-in storage cupboard, loft hatch with Ramsay ladder.
- **Living Room**
With a window to the front.



- **Kitchen**

With a range of modern floor and wall units, electric oven and hob with cooker hood, sink & drainer, integrated fridge, washing machine & dishwasher, window to the front and door off to outside.



- **Double Bedroom 1**

With a window to the rear, built-in wardrobes.

- **Double Bedroom 2**

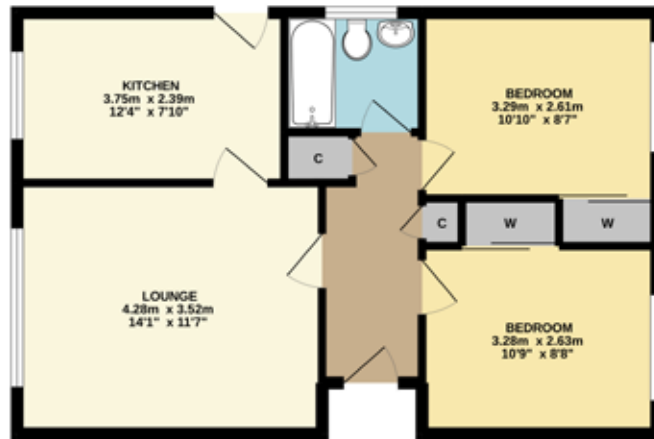
With a window to the rear, built-in wardrobes.

- **Bathroom**

With WC, WHB set in modern vanity unit, bath with shower over, window to the side.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and fixtures should be approximate and no responsibility is taken for any errors or omissions. The vendor, vendor's solicitor and agent accept no liability for any errors or omissions. This plan is for information only and does not constitute an offer. It is not to be used for any other purpose. Date: 08/08/2022



OUTSIDE

The front of the property is laid to gravel ships with a raised bed. There is a detached single garage to the rear and side with enclosed grounds to the rear, which is laid to block paving for ease of maintenance.

SERVICES

- Mains water and electricity
- Mains drainage
- Gas central heating
- Double glazed throughout
- The telephone line is installed subject to the normal BT regulations

HOME REPORT

A Home Report can download the Home Report direct from our website: www.threaverural.co.uk

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, **Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band D.

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 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 August 2022

