



**39 LONGACRE ROAD**

**Castle Douglas, DG7 3EF**



**THREAVE RURAL**

**LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS**

# Location Plan



# 39 LONGACRE ROAD

**Castle Douglas, DG7 3EF**

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

## **SPACIOUS MODERN DETACHED DWELLING OCCUPYING A PRIME PLOT WITHIN A SOUGHT AFTER RESIDENTIAL AREA OF CASTLE DOUGLAS**

- FOUR BEDROOMS (1 EN-SUITE)
- ENCLOSED GARDEN GROUNDS TO THE REAR
- INTEGRAL DOUBLE GARAGE
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO CASTLE DOUGLAS TOWN AMENITIES
- FACTORED RESIDENTIAL AREA (SUBJECT TO NORMAL CONDITIONS)
- EPC RATING – C (77)

**FOR SALE PRIVATELY**

### **VENDORS SOLICITORS**

Mr J Baxter  
A B & A Matthews  
37 Albert Street  
Newton Stewart  
Dumfries & Galloway  
Scotland, DG8 6EG  
Tel: 01671 404100



### **SOLE SELLING AGENTS**

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

No' 39 Longacre Road is situated a sought after residential area within the picturesque market town of Castle Douglas. The property is within walking distance to town amenities including primary and secondary schools, with a modern health centre only a five-minute walk away. There are large garden grounds to the rear of the property, which are completely enclosed providing security for children and pets. To the front, there is a block paved driveway providing off road parking and access to the attached double garage.

The dwelling is an exceptionally well appointed modern detached four bedroom property in a prime residential location. The property benefits from double glazing, gas central heating and is in good condition throughout.

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' 39 Longacre Road 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**

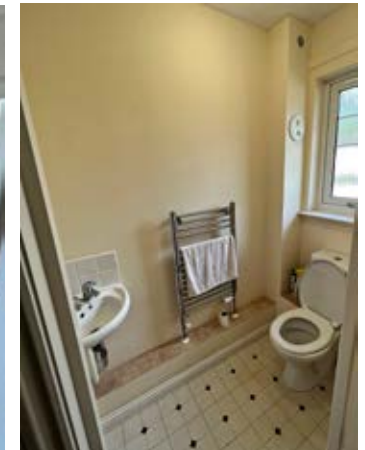
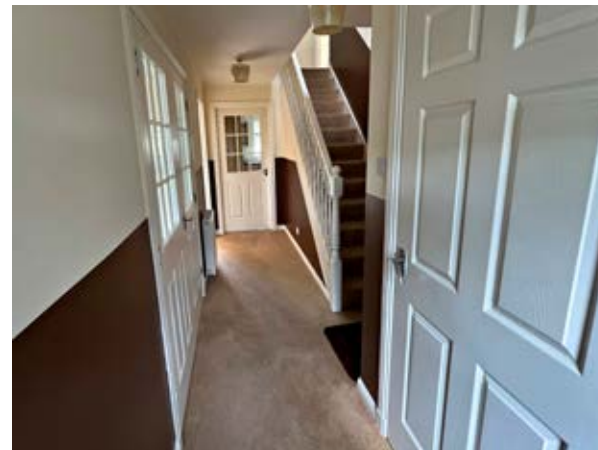


## PARTICULARS OF SALE

No' 39 Longacre Road is located in sought after residential area of Castle Douglas, occupying a prime plot. The property is well presented offering comfortable family accommodation over two floors as follows:

### GROUND FLOOR

- **Central Hallway**  
With cloakroom off, staircase leading to first floor.
- **Cloakroom**  
With heated towel rail, WC & WHB.





- **Living Room / Office**

Window to the front.

- **Lounge**

With patio doors leading to enclosed rear garden grounds.

- **Kitchen**

Range of fitted floor and wall units, sink & drainer, window to the rear, doors off to utility room and integrated single garage.

- **Utility Room**

Sink & drainer set in base unit, plumbed for automatic washing machine, window to the side, part glazed UPVC door to rear garden grounds.

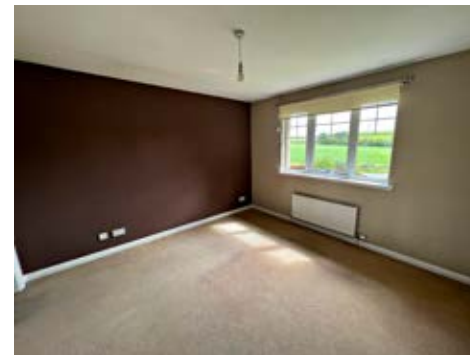


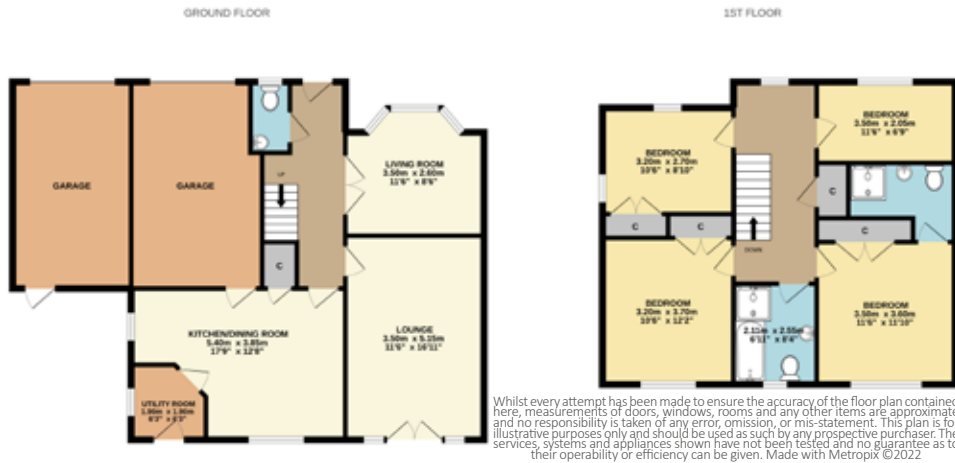


## FIRST FLOOR

- **Upper Hallway**  
With built-in cupboard & window to the front.
- **Double Bedroom 1**  
Window to the rear, built-in wardrobe.
- **Family Bathroom**  
WC, WHB set in modern vanity unit, bath, enclosed shower cubicle, bath, heated towel rail, window to the rear.
- **Master Bedroom 2**  
Window to the rear, built-in wardrobes, en-suite.
- **En-Suite**  
WC, WHB, enclosed shower cubicle, heated towel rail.
- **Single Bedroom 3**  
With window to the front.

- **Double Bedroom 4**  
With double aspect windows, built-in wardrobes.





## OUTSIDE

The property benefits from enclosed garden grounds, making this the perfect area for children and pets or for family and social entertaining. There is a blocked paved area to the front of the property providing off road parking.

## 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](http://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, **Mr J Baxter A B & A Matthews** for a definitive list of burdens subject to which the property is sold.

## 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.

## 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

