



NETHERBY

19 Abercromby Road, Castle Douglas, DG7 1BA

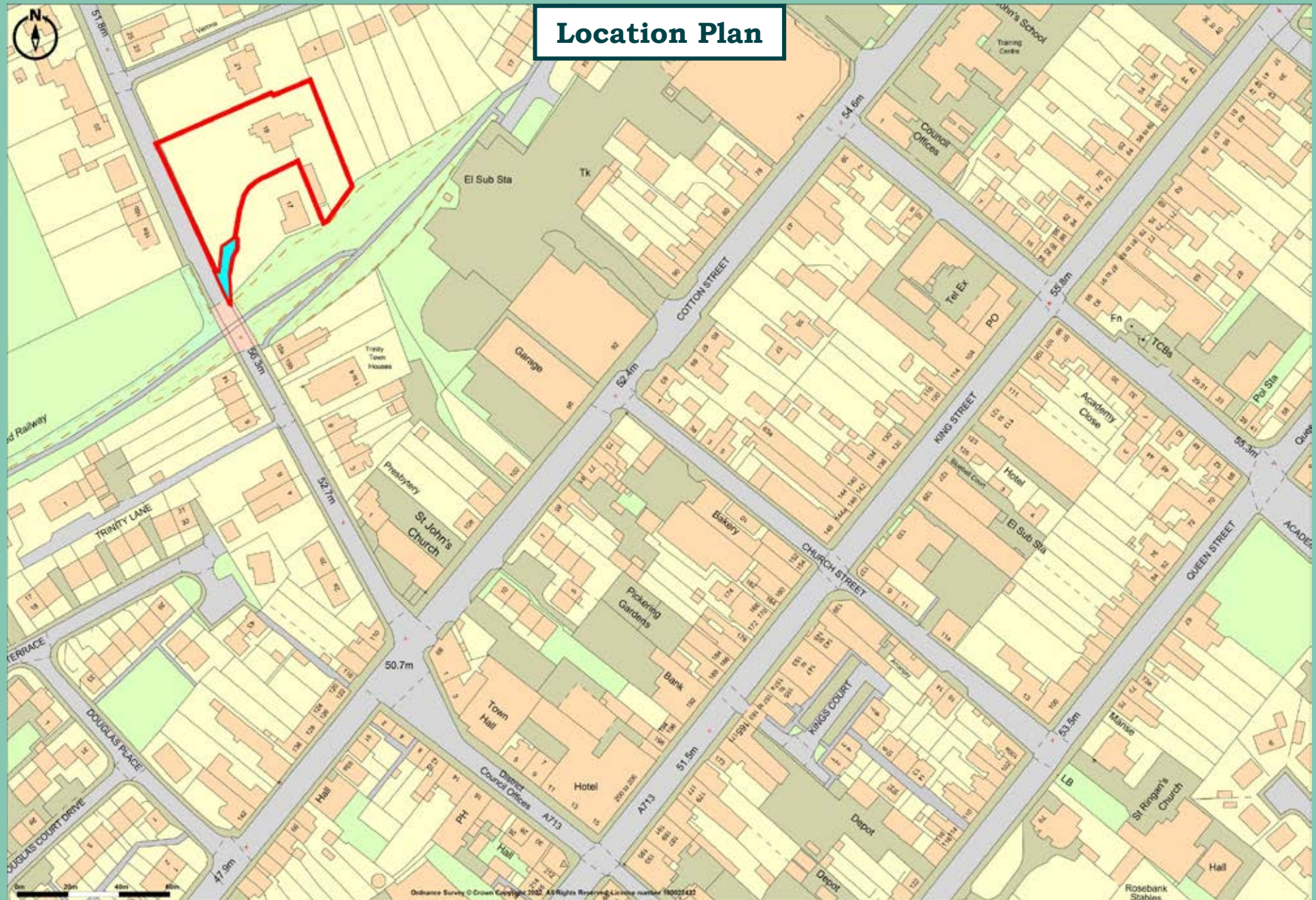


THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



NETHERBY

19 Abercromby Road, Castle Douglas, DG7 1BA

Dumfries 18 Miles, Carlisle 52 Miles, Glasgow 94 Miles

AN ATTRACTIVE TRADITIONAL TWO STOREY HOUSE WITHIN A SOUGHT AFTER RESIDENTIAL AREA OF CASTLE DOUGLAS

- SPACIOUS FOUR BEDROOM ACCOMMODATION
- ELEVATED SITE WITH LOVELY VIEWS ACROSS THE GOLF COURSE AND BEYOND
- PRIVATE DRIVEWAY & ENCLOSED GARDEN GROUNDS
- DETACHED STONE BUILT OUTBUILDING & TWO SUMMER HOUSES
- AMPLE OFF-ROAD PARKING
- WITHIN CLOSE PROXIMITY CASTLE DOUGLAS AND MAJOR ROAD NETWORKS
- EPC RATING – C (75)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Katie Braidwood
Braidwoods Solicitors
1 Charlotte St
Dumfries
DG1 2AG
Tel: 01387 257272



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

Netherby is a traditional detached two storey dwelling thought to date back to circa 1860. The property is approached by a gently sweeping tarmac drive leading to the front of the property where there is ample parking.

Netherby is spaciouly laid out with generously proportioned light rooms, many of which enjoy a double aspect and within the current ownership wood burning stoves have been fitted and the walls have been fully insulated, improving the energy efficiency of the house. It should be noted that the internal decoration requires some attention due to this.

Netherby is bounded by trees along the front and hedging to the side. The large front garden is laid to lawn with mature shrubs and steps down to a lovely summerhouse positioned to catch the morning sun. The garden grounds to the side and rear comprise of patio areas, one of which has a wooden pergola over making this the perfect place for family and social entertaining. The rear garden grounds also benefit from a summerhouse, with electricity laid in, which faces the evening sun. The whole rear garden is completely enclosed making this a safe environment for children and pets.

A feature of the property is the traditional stone-built outbuilding (16.27m x 4.3m), which is located in the enclosed rear garden grounds, currently utilised as a garage and workshop space. There are timber double doors to the front and personnel doors to the side with a box profile roof and electricity laid in.

Netherby is conveniently located within walking distance of the town centre of Castle Douglas (The Food Town), which 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, delicatessen's, butchers, bakers, grocery stores and craft outlets. Primary & Secondary education is available within the town.

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 within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie, which run a full timetable both north and south. 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 Castle Douglas golf course located just across the road from Netherby.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Netherby are sought **in excess of: £570,000**

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

Netherby is of traditional construction set under a slated roof. The dwelling offers comfortable family accommodation over two floors, as follows:

GROUND FLOOR

- **Front Entrance Porch**
With original tiled flooring.
- **Central Hallway**
With feature staircase off to the first floor.



- **Sitting Room**
A new multi-fuel stove has been recently fitted within the sitting room and the chimney breast requires some replastering and decorating. There is a large picture window to the front overlooking the front garden grounds.
- **Lounge**
With a large picture bay window to the front, window to the side and Dowling multi-fuel stove set in a feature fireplace.



- **Living Room**

With double aspect windows and again, a multi-fuel stove has recently been fitted and the fire surround requires replacing.



- **Inner Hallway**

With understair cupboard and large walk-in storage cupboard.

- **Bathroom**

With WC, WHB, bidet and bath with shower over.

- **Study**

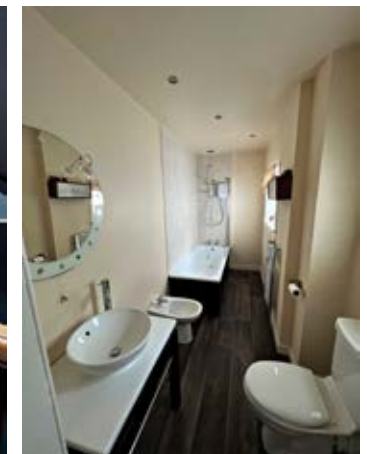
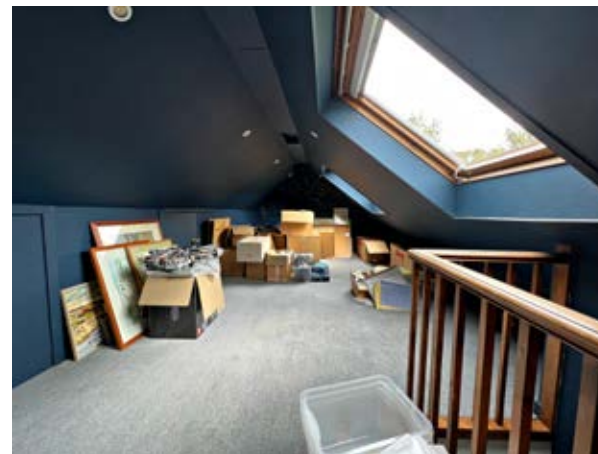
With a window to the rear.

- **Kitchen**

A spacious family kitchen with floor and wall units, gas AGA range, gas hob, built-in electric oven, sink and drainer, plumbed for white goods. Patio doors give access to the rear garden grounds. Stairs off to a hobby room.

- **Hobby Room**

A wooden staircase leads to an attic room, which in the past has been used as a hobby room and a gym.



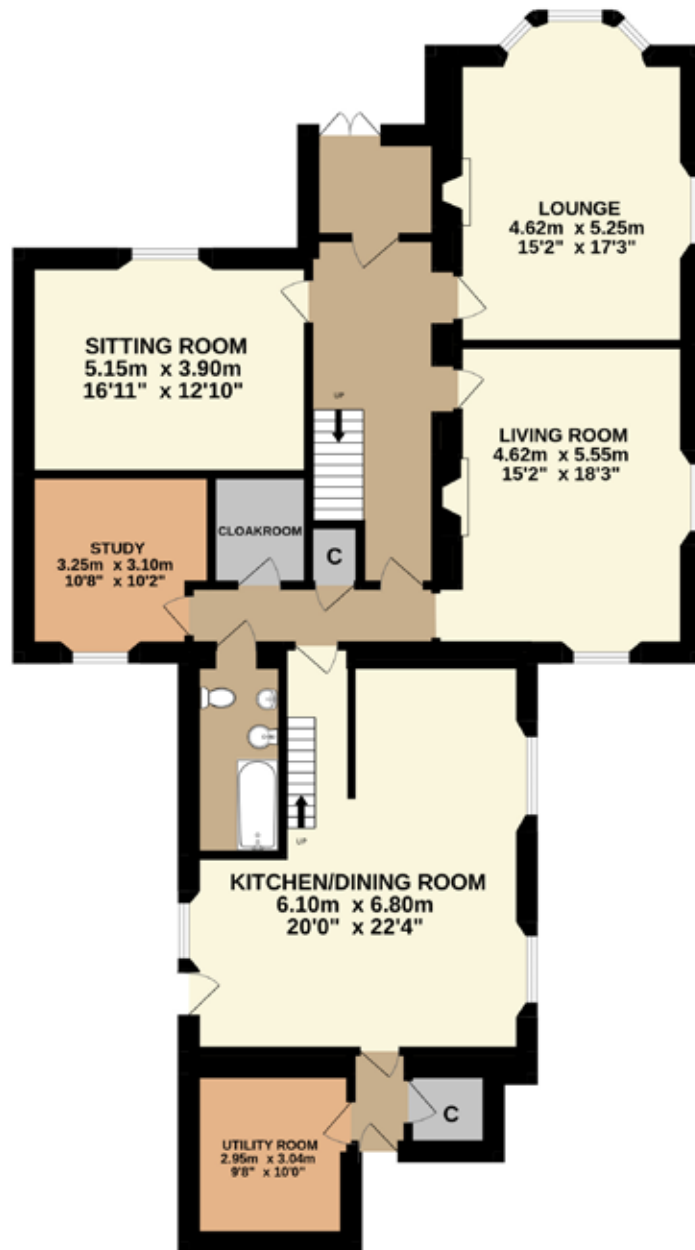
- **Rear Hallway**

With a utility room off, a walk-in pantry, door to the rear garden grounds.

- **Utility Room**

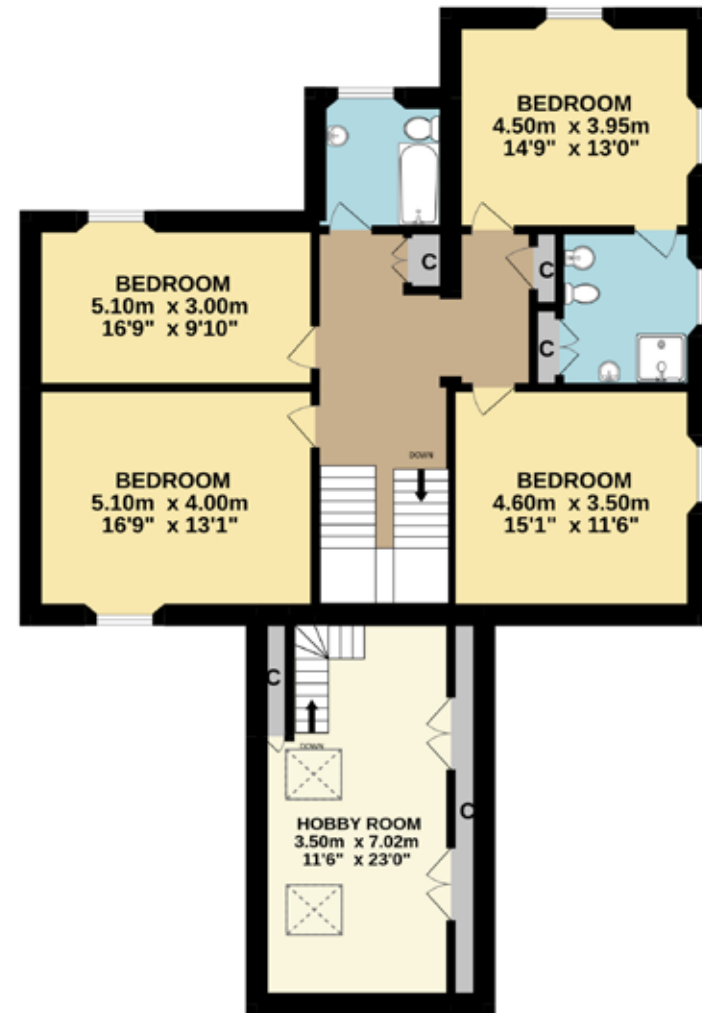
Plumbed for white goods, floor and wall units, sink and drainer.

GROUND FLOOR



1ST FLOOR

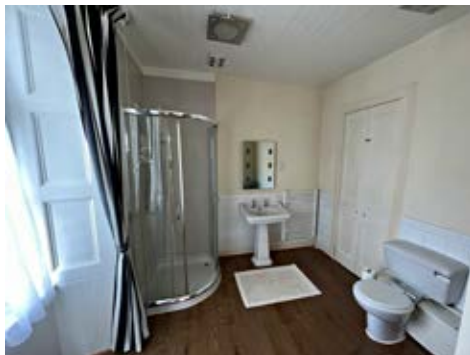
Floor Plan



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 not 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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FIRST FLOOR

- **Upper Landing**
Bright and spacious upper landing with a velux type window, a built-in cupboard and built-in airing cupboard.
- **Double Bedroom 1**
With window to the rear.
- **Double Bedroom 2**
With double aspect windows.
- **Family Bathroom**
Bath with shower over, WC & WHB.
- **Double Bedroom 3 (En-Suite)**
With double aspect windows affording views across the golf course and hills beyond.



- **En-Suite**
With a corner shower cubicle, WC, WHB, bidet, built-in cupboard and window to the side.
- **Double Bedroom 4**
With a window to the side.



OUTSIDE

As mentioned earlier, there are generous garden grounds surrounding the property and are made up of lawns, mature shrubs, flowering perennials, etc. A pretty summer house is situated within the front garden, where the morning sun can be enjoyed. The garden grounds to the rear of the dwelling are completely enclosed with patio areas and another summerhouse, which catches the evening sun.

A feature of the property is stone-built outbuilding (16.27m x 4.3m) which has a box profile roof and is utilised as garage space and workshops. This outbuilding has a box profile roof, concrete floor and electricity laid in with double doors to the front and personnel doors to the side.



SERVICES

- Mains water, electricity & drainage
- Gas fired central heating
- Multi-fuel stoves
- UPVC double glazing throughout the majority of the property
- The telephone line is installed subject to the normal BT regulations

HOME REPORT

A home report can be downloaded 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, **Katie Braidwood, Braidwoods Solicitors** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band G.

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

