



# THE BRAE

51 Victoria Street, Kirkpatrick Durham, Castle Douglas, DG7 3HQ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



**Location Plan**

Kirkpatrick Durham

Kirkpatrick Durham

# THE BRAE

**51 Victoria Street, Kirkpatrick Durham, Castle Douglas, DG7 3HQ**  
Springholm 1 Mile, Castle Douglas 6 Miles, Dumfries 13 Miles, Carlisle 47 Miles, Glasgow 87 Miles

## A CHARMING TRADITIONAL SEMI-DETACHED COTTAGE SITUATED WITHIN THE PRETTY VILLAGE OF KIRKPATRICK DURHAM IN DUMFRIES & GALLOWAY

- TRADITIONAL FOUR BEDROOM COTTAGE (1 ENSUITE)
- MATURE GARDEN GROUNDS TO THE REAR WITH BEAUTIFUL OPEN VIEWS
- QUIET VILLAGE LOCATION
- WITHIN EASY COMMUTING DISTANCE OF THE NEW HOSPITAL & MAJOR ROAD NETWORKS
- EPC RATING – D (56)

### VENDORS SOLICITORS

Mr D Currie  
Hall Baird Solicitors  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 502764



**THREAVE RURAL**  
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### 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

The Brae is located in the pretty village of Kirkpatrick Durham, a rural yet easily accessible area of Dumfries & Galloway. This charming, surprisingly spacious semi-detached cottage occupies a central location within the village and benefits from mature garden grounds to the rear with stunning open views across the surrounding countryside. The Brae offers the rural type of lifestyle which many are seeking at this time, yet within easy reach of major commuting links.

The Brae has been well-maintained within the current ownership and offers spacious family accommodation over two floors. The garden grounds to the rear are completely enclosed, mainly laid to neat lawns with a patio area presenting a fantastic space for family and social entertaining. The location of The Brae is such that a variety of native wildlife can be enjoyed on a daily basis.

The nearest local services can be found at Springholm, only 1 mile distant and benefits from a public house / restaurant, a local shop and the Culshan Barrow, offering homegrown vegetables, etc., just on the 30 mile an hour limits towards Kirkpatrick Durham. A wider range of 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, delicatessens, craft beer & wine outlets, butchers, grocers and craft shops offering a selection of goods from local artists, etc. Primary & Secondary education is available within the town with the catchment area for primary schooling at Springholm.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie, less than half an hour's drive, with the international airports of Glasgow and Prestwick within easy commuting distance.

## METHOD OF SALE

The Brae is offered for sale by private treaty.

## DIRECTIONS

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

## GUIDE PRICE

Offers for The Brae are sought **in excess of: £220,000**

## 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

## THE BRAE

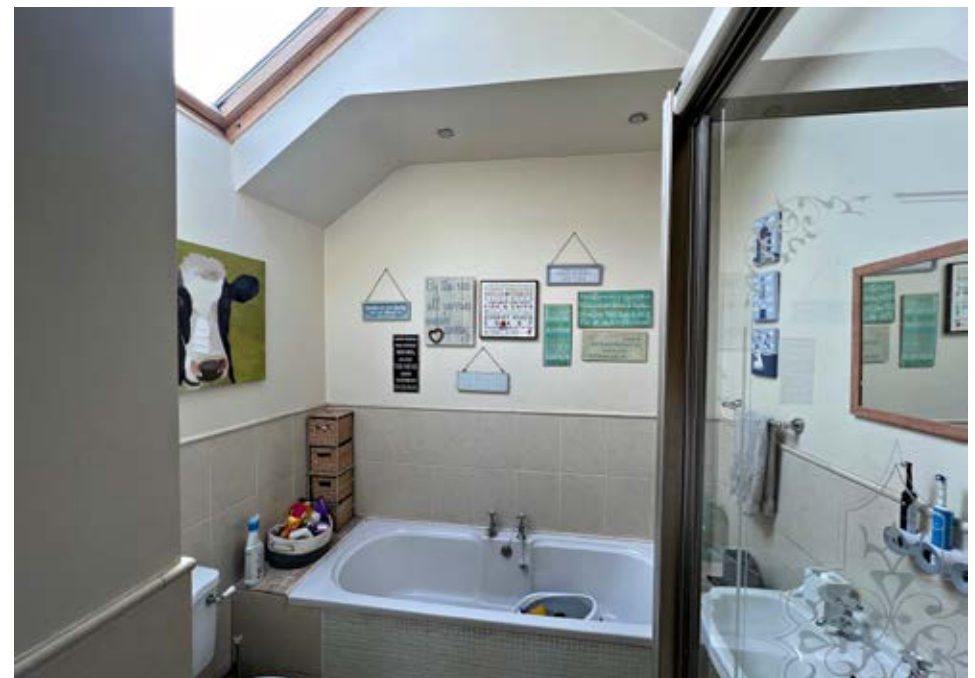
This attractive charming cottage is mainly of traditional construction set under a slated roof, providing comfortable family accommodation, as follows:

### GROUND FLOOR

- **Front Entrance Hallway**  
With built-in cupboards and stairs off to the first floor.
- **Lounge**  
With a multi-fuel stove set in a feature fireplace and a window to the front. Patio doors to the rear of the lounge give access to the conservatory



- **Conservatory**  
Glazed to two sides and a door gives access to the rear garden grounds.
- **Family Bathroom**  
With a bath, WC, WHB, standalone shower cubicle with power shower, velux type window.



- **Kitchen Diner**

A spacious family kitchen with a range of floor and wall units, larder unit, electric oven and gas hob with cooker hood, sink & drainer. Patio doors lead to the dedicated patio area.



- **Single Bedroom 1**

With a window to the front.

- **Master Bedroom 2 (Ensuite)**

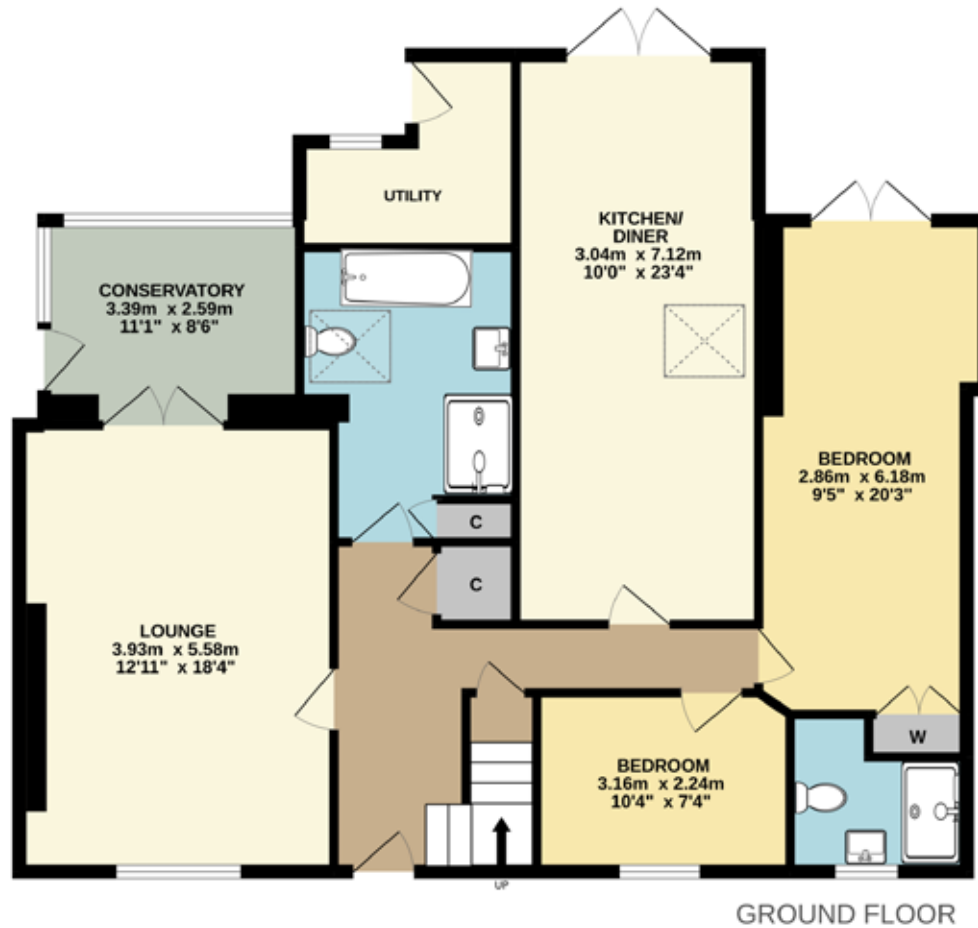
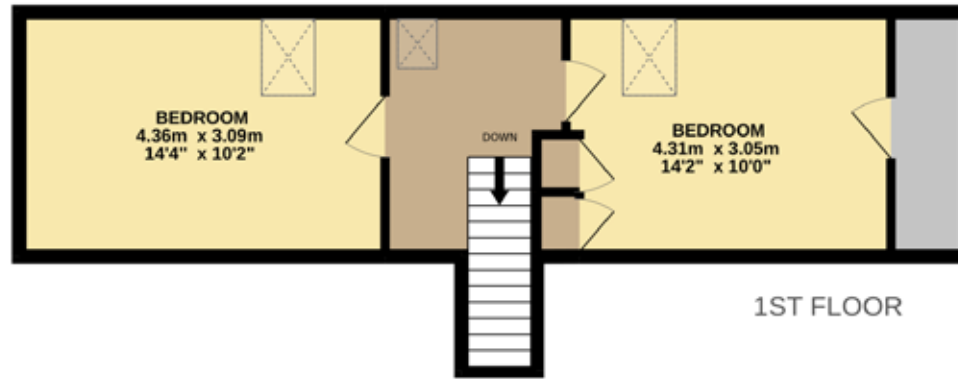
A spacious bedroom with ensuite off and patio doors leading to the rear garden grounds.

- **Ensuite**

With enclosed shower cubicle, WC & WHB.



# Floor Plan

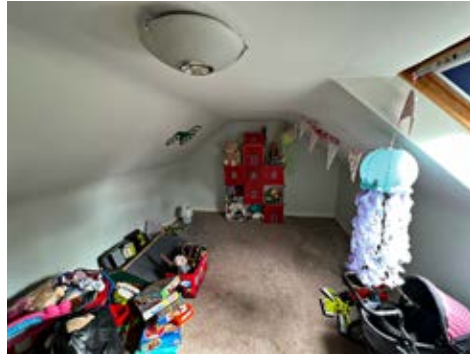


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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**  
With velux type window.



- **Double Bedroom 3**  
With velux type window.
- **Double Bedroom 4**  
With velux type window, built-in storage cupboard and built-in wardrobes.

## OUTSIDE

As mentioned earlier The Brae benefits from mature garden grounds to the rear which are mainly laid to lawns bound by a timber fence and mature hedge with lovely open countryside views. A dedicated patio area makes this the perfect area for alfresco dining and family and social entertaining.

## SERVICES

- Mains water, electricity & drainage
- Oil fired central heating
- Multi-fuel stove
- The telephone is installed subject to the normal BT regulations



## HOME REPORT

The home report can be downloaded from our website [www.threaverural.co.uk/property](http://www.threaverural.co.uk/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.





### **COUNCIL TAX BANDING**

Band D

### **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 D Currie, Hall Baird Solicitors** for a definitive list of burdens subject to which the property is sold.

### **ENTRY & VACANT POSSESSION**

Immediately upon completion.

### **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 September 2022***

