



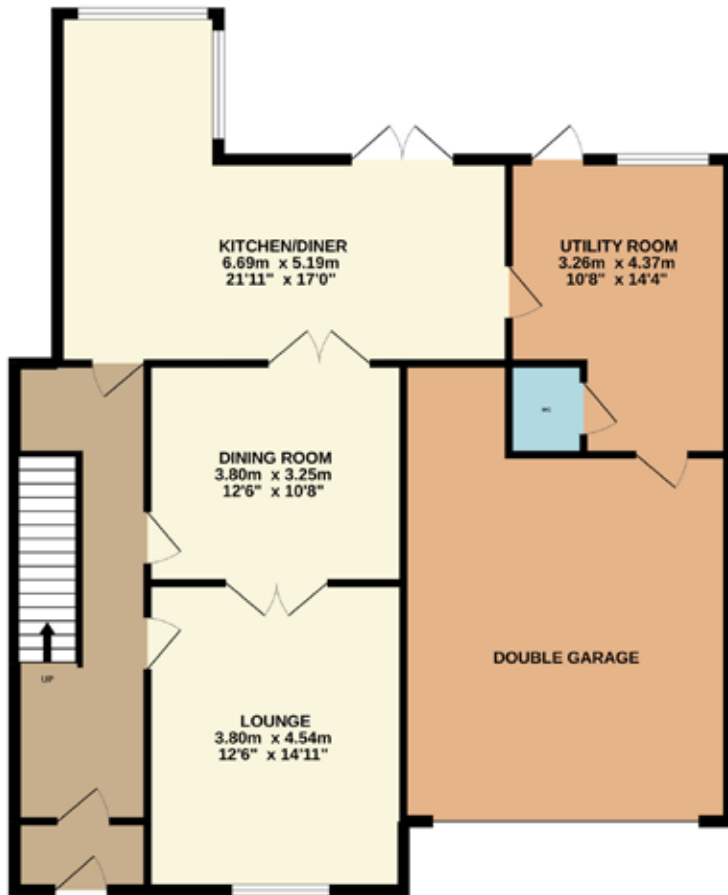
# NO' 47 ERNESPIE ROAD

Castle Douglas, DG7 1LD

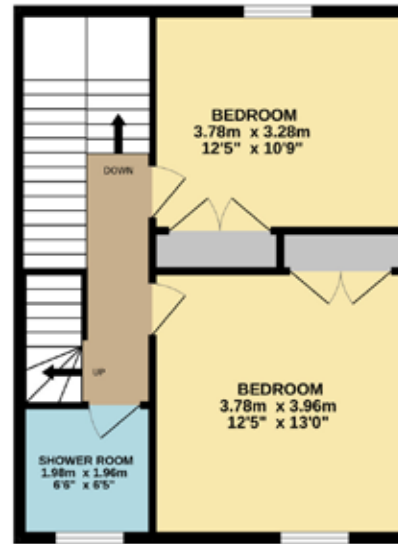


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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# No' 47 ERNESPIE ROAD

**Castle Douglas, DG7 1LD**

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

## **A TRADITIONAL SEMI-DETACHED VILLA SITUATED IN A SOUGHT-AFTER RESIDENTIAL AREA WITHIN THE THRIVING MARKET TOWN OF CASTLE DOUGLAS**

- WELL-PRESENTED THREE BEDROOM DWELLINGHOUSE
- CONVENIENTLY LOCATED TO CASTLE DOUGLAS TOWN AMENITIES
- GENEROUS GARDEN GROUNDS TO THE REAR
- PRIVATE PARKING TO THE FRONT
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS & DGRI
- EPC RATING – E (46)

**FOR SALE PRIVATELY**

### **VENDORS SOLICITORS**

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



**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

No' 47 Ernespie Road is situated within the picturesque market town of Castle Douglas, conveniently located within a short walking distance to all town centre amenities, local parks and the pretty Carlingwark Loch.

No' 47 Ernespie Road offers diverse, spacious family accommodation over three floors, benefitting from an integral double garage and generous private off-road parking to the front. The open plan kitchen / living / dining room has patio doors leading to the generous enclosed garden grounds to the rear and paved patio making this the perfect area for alfresco dining and social entertaining. No' 47 Ernespie Road is within walking distance of all town centre amenities, with a national supermarket and modern health centre within close proximity. Dumfries & Galloway Royal infirmary is about a 20-minute drive from the property.

As mentioned earlier, local services are conveniently located only a short walk to the thriving High Street of Castle Douglas (The Food Town), which offers all essential services and is renowned for its niche retailing with a wide range of traditional shops, delicatessens, craft beer and wine outlets, butchers, bakers grocers, craft outlets, etc. Both primary and secondary schools are also available within the town along with a modern health centre and a wide range of professional services, as well as two national supermarkets.

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 Glasgow & Edinburgh within an easy drive of the property. 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.

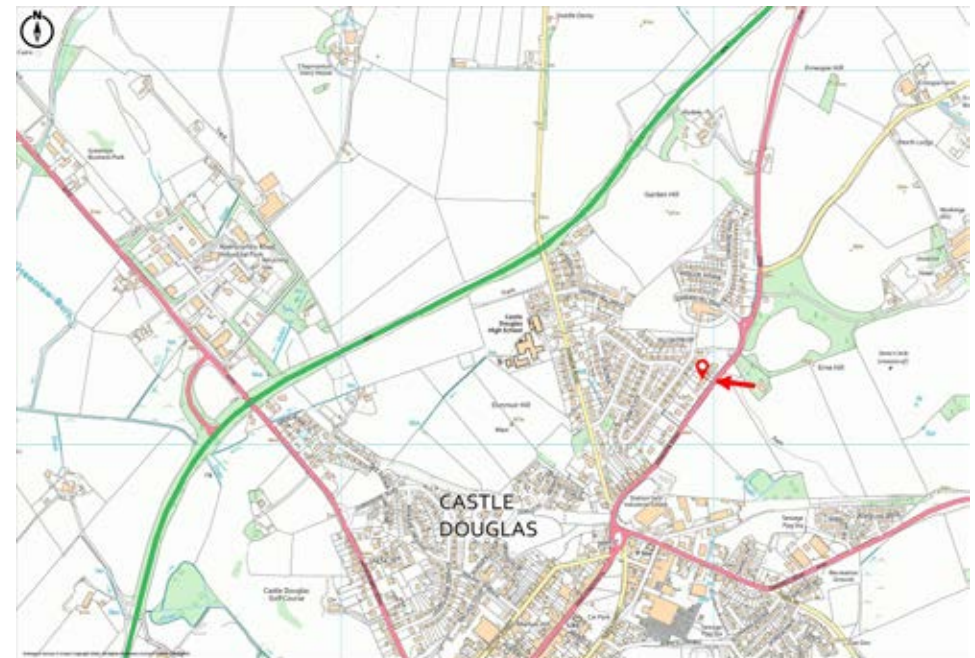
## GUIDE PRICE

Offers for No' 47 Ernespie Road are sought **in excess of: £260,000**

## 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' 47 Ernespie Road offers spacious, diverse three-bedroom family accommodation over two floors, briefly comprising:

### GROUND FLOOR

- **Front Entrance Porch**  
With tiled floor and original timber door with decorative glazing.
- **Central Hallway**  
With stairs off to the first floor and understair storage space.
- **Lounge**  
With an open fire in a feature fireplace, part glazed double doors leading to the dining room or snug.



- **Dining Room / Snug**  
With open fire in a feature fireplace, glazed double doors to the lounge and a glazed double doors to the Kitchen / Diner



- **Kitchen / Diner**

With a range of more modern floor and wall units, five ring gas range with extractor hood, sink & drainer, plumbed for white goods, integrated fridge, sink & drainer. The kitchen benefits from double aspect windows overlooking the garden grounds.

Following through, the dining area presents ample space for family or social entertaining with patio doors opening to a paved patio area.



- **Utility Room**

With base units, plumbed for white good, part glazed UPVC door to the garden grounds, cloakroom off and door to integral garage.

## FIRST FLOOR

- **Mid Landing**

With a window to the rear

- **Double Bedroom 1**

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

- **Double Bedroom 2**

With double aspect windows to the front.

- **Family Bathroom**

With a corner shower cubicle, WC, WHB and a window to the front.

## SECOND FLOOR

- **Double Bedroom 3**

With a window to the rear and small feature window to the side, built-in storage cupboards.



## **OUTSIDE**

As mentioned earlier, there are enclosed garden grounds to the rear of the property which are mainly laid to lawns and specimen trees, along with a paved patio area. Given that the grounds are completely enclosed, the garden grounds provide a safe environment for children and pets. In addition there are also two useful timber garden sheds, one with electricity laid in.

## **SERVICES**

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

## **HOME REPORT**

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

## **COUNCIL TAX**

Band E.

## **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 October 2022*

