



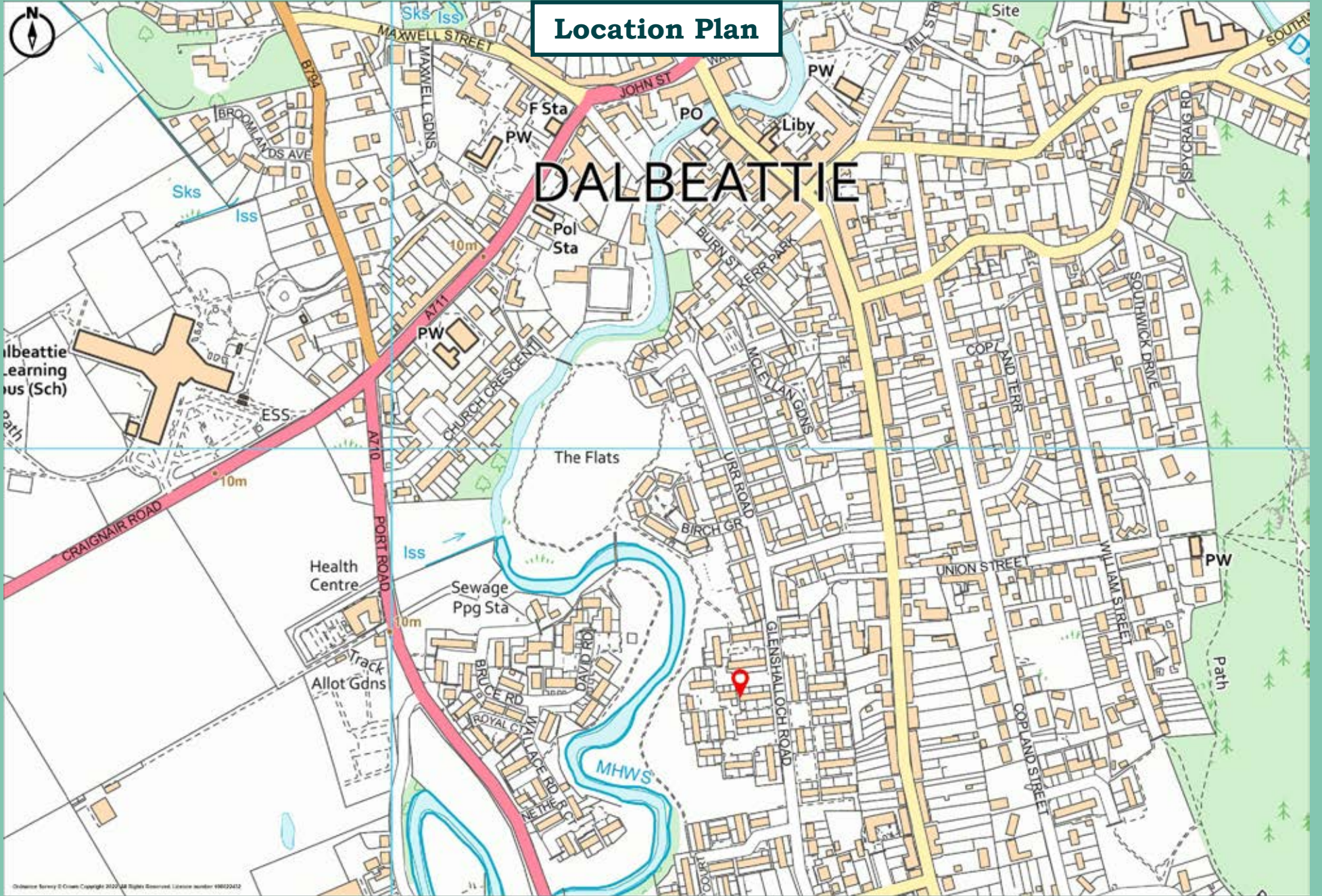
# NO' 46 GLENSHALLOCH ROAD

Dalbeattie, Dumfries & Galloway, DG5 4DB



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# No' 46 GLENSHALLOCH ROAD

**Dalbeattie, Dumfries & Galloway, DG5 4DB**

Castle Douglas 6 miles, Dumfries 13 miles, Carlisle 51 miles, Glasgow 90 miles

## AN EXTREMELY WELL-PRESENTED AND MODERNISED END TERRACED DWELLING SITUATED WITHIN A POPULAR RESIDENTIAL AREA OF DALBEATTIE

- MODERNISED THREE BEDROOM DWELLINGHOUSE
- ENCLOSED GARDEN GROUNDS TO THE FRONT AND REAR
- WITHIN EASY WALKING DISTANCE OF LOCAL AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – C (73)

### VENDORS SOLICITORS

Grieve Grierson Moodie & Walker  
14 Castle Street  
Dumfries  
DG1 1DR  
Tel:01387 255250



**THREAVE RURAL**  
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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](mailto:enquiries@threaverural.co.uk)

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



## INTRODUCTION

No' 46 Glenshalloch Road is situated in a popular residential area of Dalbeattie. The property has been modernised to an extremely high standard with quality fixtures, fittings and décor throughout.

This three-bedroom family home is beautifully presented and in walk-in condition offering all comforts for modern day family living. The property benefits from enclosed garden grounds to the front and rear bound by neat timber fences. The front garden is mainly laid to lawns with paving and the rear garden is mainly paved for ease of maintenance. Situated within the rear garden is a useful brick-built garden shed with electricity laid in. No' 46 Glenshalloch Road presents the perfect opportunity for the first-time buyer or those wishing to downsize.

No' 46 Glenshalloch Road is within easy walking distance to all local services and amenities. Dalbeattie provides a wide range of essential services with a newly constructed school catering for nursery through to secondary education. The town also boasts a wide range of retail and professional services, along with a new medical practice and leisure facilities. A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new hospital and a range of high street shops, retail parks and large supermarkets.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes, 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 a short distance from the property. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres within Dalbeattie Forest. The property is also in close proximity to Kippford, affectionately known as the 'Scottish Riviera'.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan at Stranraer. The international airports of Prestwick & Glasgow are within just over an hour's drive of the property.

## DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

## METHOD OF SALE

The property is offered for sale privately

## GUIDE PRICE

Offers for No' 46 Glenshalloch Road are sought **in excess of: £120,000**

## 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

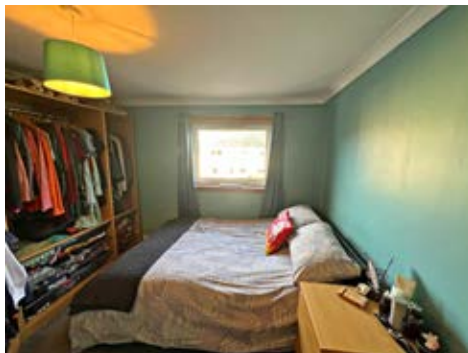
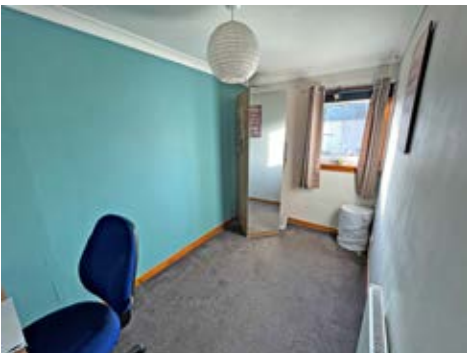
As mentioned earlier, No'46 Glenshalloch Road is beautifully presented with modern clean lines set over two floors. The accommodation very briefly comprises:

- **Kitchen**  
With a range of modern floor and wall units, sink & drainer, plumbed for white goods, window to the rear and part glazed UPVC door.
- **Dining Room**  
With a window to the rear.
- **Living Room**  
A beautifully presented living space with an electric fire set in a feature fire-place, window to the front.
- **Central Hallway**  
With understair cupboard, modern composite door with feature glazed panel leads to the front garden grounds, stairs off to the first floor.



## FIRST FLOOR

- **Upper Hallway**  
With built-in cupboard.
- **Family Bathroom**  
With a modern range of sanitary ware, bath with shower over.
- **Double Bedroom 1**  
With window to the front, built-in cupboard.
- **Single Bedroom 2 / Office**  
With a window to the front.
- **Double Bedroom 3**  
With a window to the rear.



## OUTSIDE

As mentioned earlier, the garden grounds to the rear are enclosed and mainly laid to paving with high timber fences providing privacy and security for children and pets. The front garden grounds are mainly laid to lawns and bound by a neat timber fence.



## SERVICES

- Mains water & drainage
- Mains electricity
- Gas fired central heating system
- Double glazed throughout
- The telephone is installed subject to the normal BT regulations.

## COUNCIL TAX BANDING

Council tax banding: Band B

## HOME REPORT

A Home Report can be downloaded direct from Threave Rural's website.

## **APPORTIONMENT**

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

## **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.

## **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' solicitors, **Grieve Grierson Moodie & Walker** 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 November 2022*

