



TORKATRINE BUNGALOW

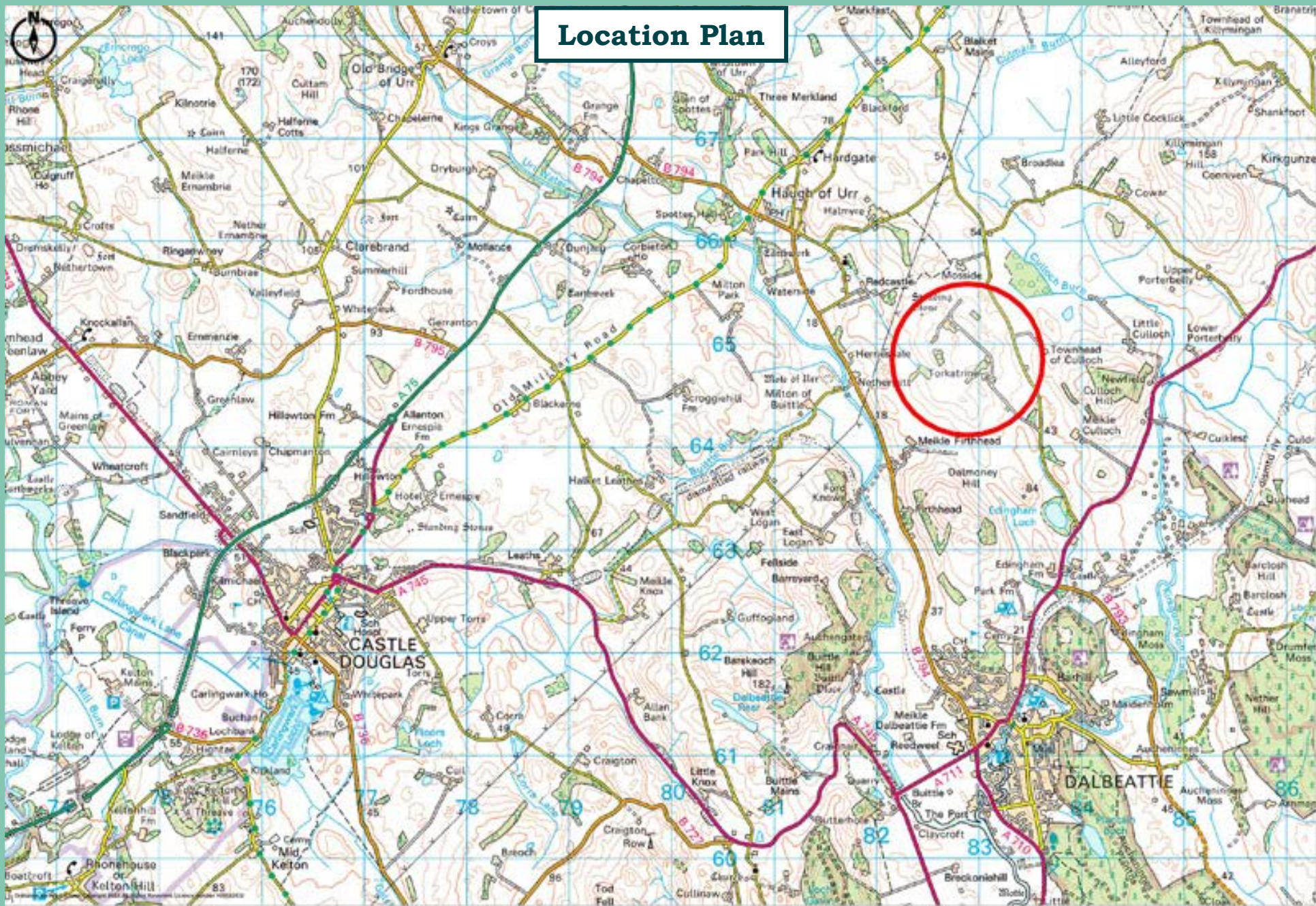
Dalbeattie, DG5 4NQ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



TORKATRINE BUNGALOW

Dalbeattie, DG5 4NQ

Dalbeattie 2 miles, Castle Douglas 7 Miles, Dumfries 13 Miles, Carlisle 47 Miles, Glasgow 90 Miles

A CHARMING DETACHED BUNGALOW SET IN A COUNTRYSIDE LOCATION SURROUNDED BY GENEROUS GARDEN GROUNDS SITUATED ON THE PERIPHERY OF THE GALLOWAY TOWN OF DALBEATTIE

- WELL-PRESENTED THREE BEDROOM ACCOMMODATION
- GENEROUS MATURE GARDEN GROUNDS & OFF-ROAD PARKING
- QUIET COUNTRYSIDE LOCATION
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS
- EPC RATING:D 55

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
Tel: 0131 228 8111



THREAVE RURAL

LAND / ESTATE AGENTS
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

Web: www.threaverural.co.uk





INTRODUCTION

Torkatrine Bungalow is situated on the periphery of the pretty town of Dalbeattie within Dumfries & Galloway occupying a generous plot in a countryside location.

Torkatrine Bungalow is detached property with no immediate neighbours offering bright, comfortable family accommodation over a single floor. The property is surrounded by its own mature garden grounds with private off-road parking and benefits from views across the surrounding countryside where native wildlife can be enjoyed on a daily basis. Torkatrine Bungalow offers a super lifestyle for those seeking a rural but accessible location.

The nearest local services are located at Haugh of Urr which has a thriving local community and a well-known village public house / restaurant. The nearest primary school is at Hardgate, which is on the periphery of Haugh of Urr.

Dalbeattie, some two miles distant, provides a wider range of essential services with a newly constructed school which caters for nursery 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, 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 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 at Dalbeattie.

DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE: Offers for Torkatrine Bungalow 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
Web: www.threaverural.co.uk



PARTICULARS OF SALE

TORKATRINE BUNGALOW

As mentioned earlier, Torkatrine Bungalow occupies a countryside location with no immediate neighbours. The accommodation is arranged over a single floor, briefly comprising:



- **Rear Entrance Hallway**
With built-in cupboard.
- **Central Hallway**
With patio doors to the front garden grounds.
- **Kitchen**
A modern range of floor and wall units, plumbed for white goods, window overlooking the rear garden grounds.
- **Lounge**
With double aspect windows.



- **Bathroom**
With a modern range of sanitary ware and corner shower cubicle.
- **Double Bedroom 1**
With double aspect windows.
- **Double Bedroom 2**
With picture window to the front, built-in storage cupboard.

- **Double Bedroom 3**
With a window to the front, built-in storage cupboard.





SERVICES

- Oil fired central heating system
- Mains electricity
- Private water with UV filter system
- Private drainage
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

Mature, well-kept garden grounds surround Torkatrine Bungalow which are made up of mature trees, shrubs, neat lawns and a plethora of colourful annual perennials. There is ample off-road parking available with the property surrounded by farmland.

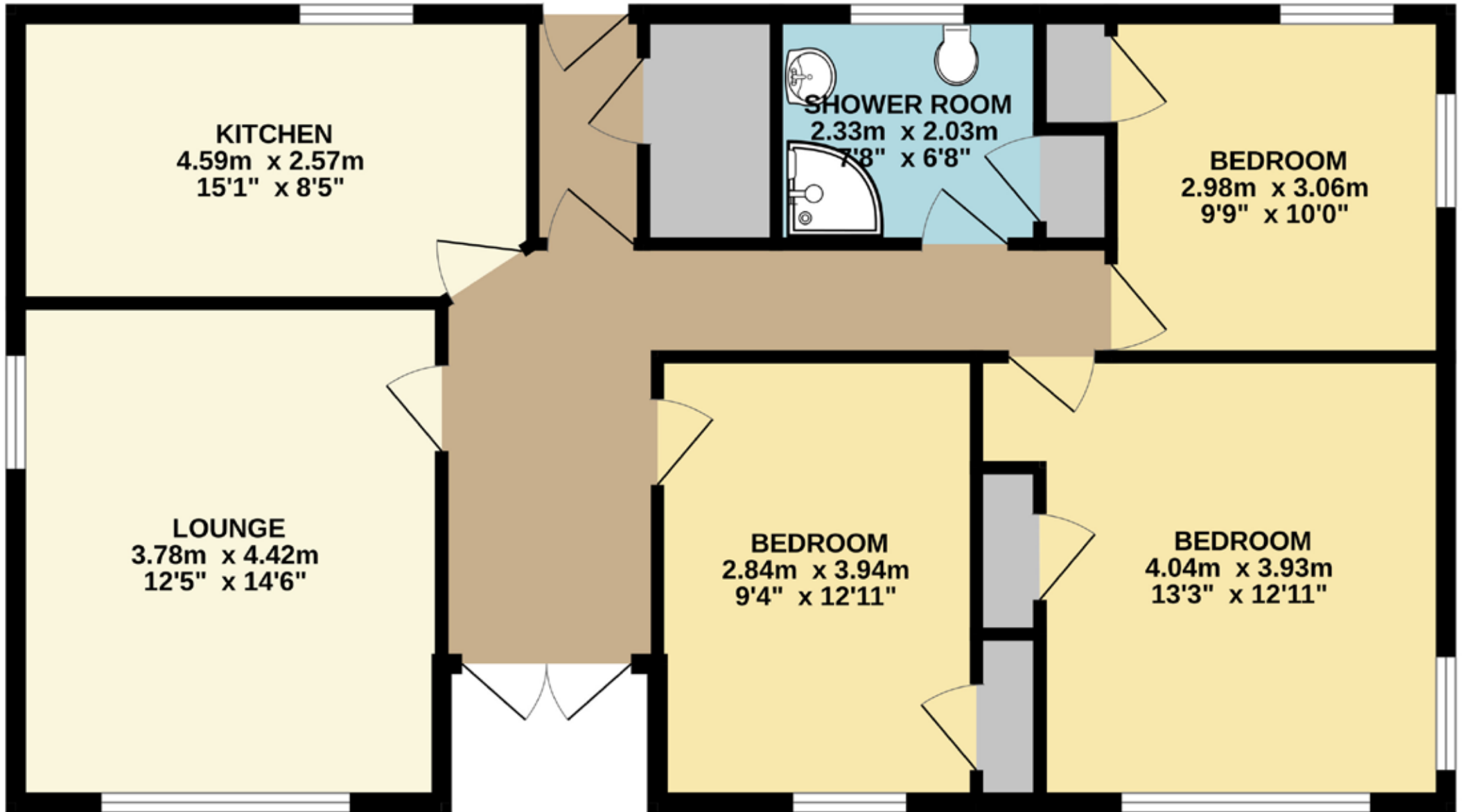


COUNCIL TAX

Torkatrine Bungalow: Band D

Floor Plan

GROUND FLOOR



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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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, **Turcan Connell** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

1. Maintenance on private farm road will be of a user basis.
2. Private water supplies will have the necessary servitude rights granted.

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.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge.

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 February 2023



