



BENGRAY

Woodside Terrace, Gatehouse of Fleet, Castle Douglas, DG7 2JA

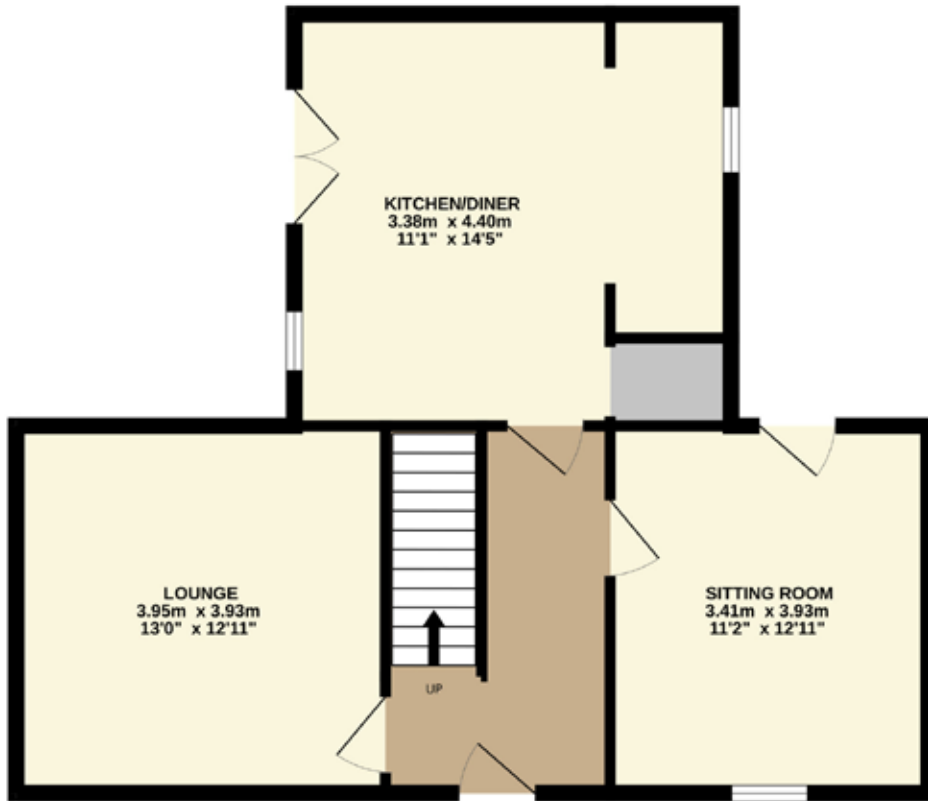


THREAVE RURAL

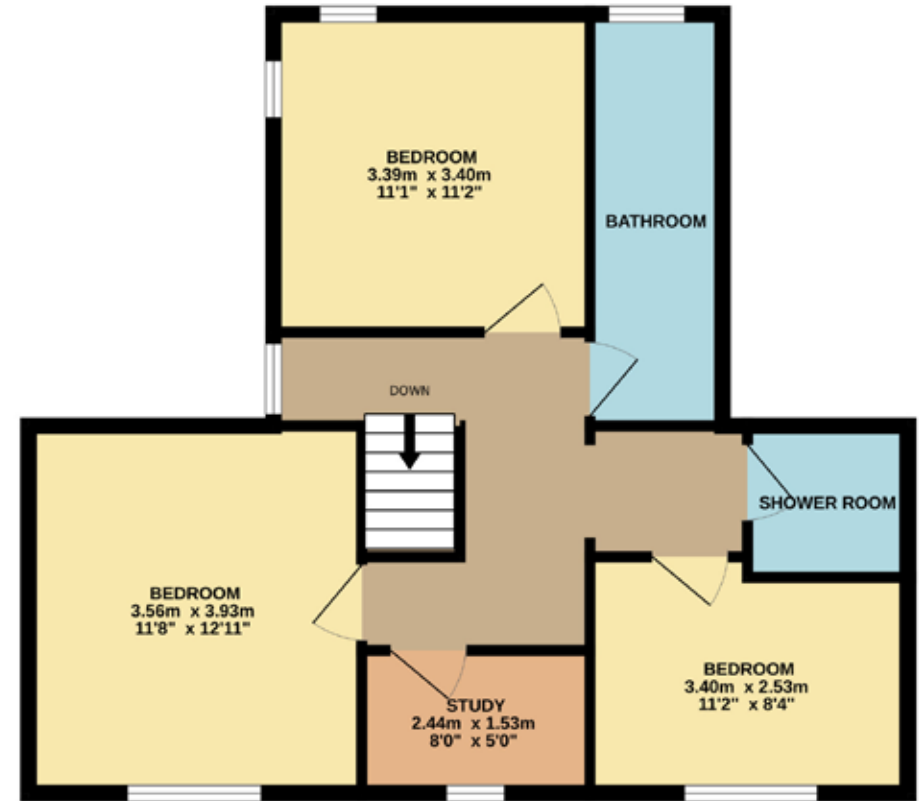
**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

Floor Plan

GROUND FLOOR



1ST 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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NOT TO SCALE
Plan for indicative purposes only

BENGRAY

Woodside Terrace, Gatehouse of Fleet, Castle Douglas, DG7 2JA

Kirkcudbright 8 miles, Castle Douglas 13 Miles, Dumfries 31 Miles, Carlisle 65 Miles, Glasgow 97 Miles

A TRADITIONAL BEAUTIFULLY PRESENTED TOWNHOUSE SITUATED IN A CENTRAL LOCATION OF THE HISTORICAL VILLAGE OF GATEHOUSE OF FLEET

- BEAUTIFULLY PRESENTED & SYMPATHETICALLY MODERNISED THREE BEDROOM TOWNHOUSE
- ENCLOSED MATURE GARDEN GROUNDS TO THE REAR
- CENTRAL VILLAGE LOCATION WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

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



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

Bengray is situated within a central location of the pretty conservation village of Gatehouse of Fleet. The property is detached of traditional construction and has been sympathetically modernised to an extremely high standard. More recently new UPVC sash and case windows have been fitted throughout most of the living accommodation with the bathroom having been recently refitted with a modern bathroom suite. Bengray is beautifully presented with lovely décor throughout and benefits from gas central heating and wood burning stoves. In addition, generous, mature garden grounds are to the rear which begin with a paved patio, perfect for alfresco dining or family and social entertaining, then step up through to an elevated drying green. Bengray is thought to date back to the early / mid 1800's.

A range of local services are conveniently located within the historical village of Gatehouse, where there is a primary school, a range of shops and a variety of places to eat out. Gatehouse is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being proud supporters of the Biosphere.

The village attracts a wide range of artists and makers, with the town of Kirkcudbright, a 10-minute drive from the property. Kirkcudbright is extremely popular with tourists and is known as the 'Artists' Town', as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

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, the closest being at Gatehouse of Fleet. 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. The international airports of Glasgow and Prestwick are within easy commuting distance.

METHOD OF SALE

Bengray is offered for sale by private treaty.

GUIDE PRICE

Offers for Bengray are sought **in excess of: £280,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

BENGRAY

Bengray is of traditional construction set under a slated roof. The property has been sympathetically modernised to an extremely high standard providing all amenities for modern day family life. The property provides accommodation over two floors, briefly comprising:

- **Central Hallway**
With stairs off to the first floor.
- **Living Room**
With a multi-fuel stove and a window to the front.
- **Sitting Room**
Currently utilised as a playroom with a window to the front.
- **Kitchen / Diner**
With a range of floor and wall units, plumbed for white goods, six ring gas cooking range, pantry. From the dining area, patio doors give access to the patio and garden grounds.



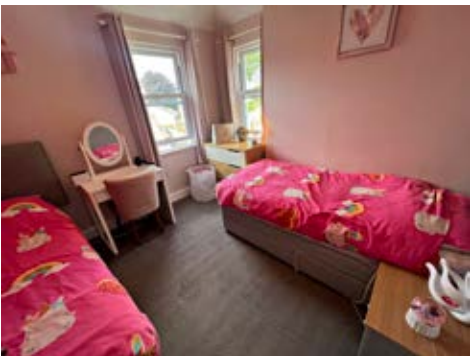
FIRST FLOOR

- **Upper Hallway**
With a window to the side.
- **Double Bedroom 1**
With double aspect windows.
- **Family Bathroom**
Recently refitted with a modern bathroom suite including a large oval bath.
- **Shower Room**
With a corner shower cubicle, WC & WHB.
- **Office**
With a window to the front.
- **Double Bedroom 2**
With window to the front.
- **Double Bedroom 3**
With a built-in cupboard and a window to the front.



GARDEN GROUNDS

As mentioned earlier, generous, well-kept garden grounds are to the rear which begin with a paved patio, perfect for alfresco dining or family and social entertaining, then step up through to an elevated drying green. The garden grounds are fully enclosed providing a safe haven for children and pets.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	D	D59

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 Grierson Dunlop, Turcan Connell** for a definitive list of burdens subject to which the property is sold.

HOME REPORT

The home report can be downloaded from www.threaverural.co.uk/property

ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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 July 2023

