



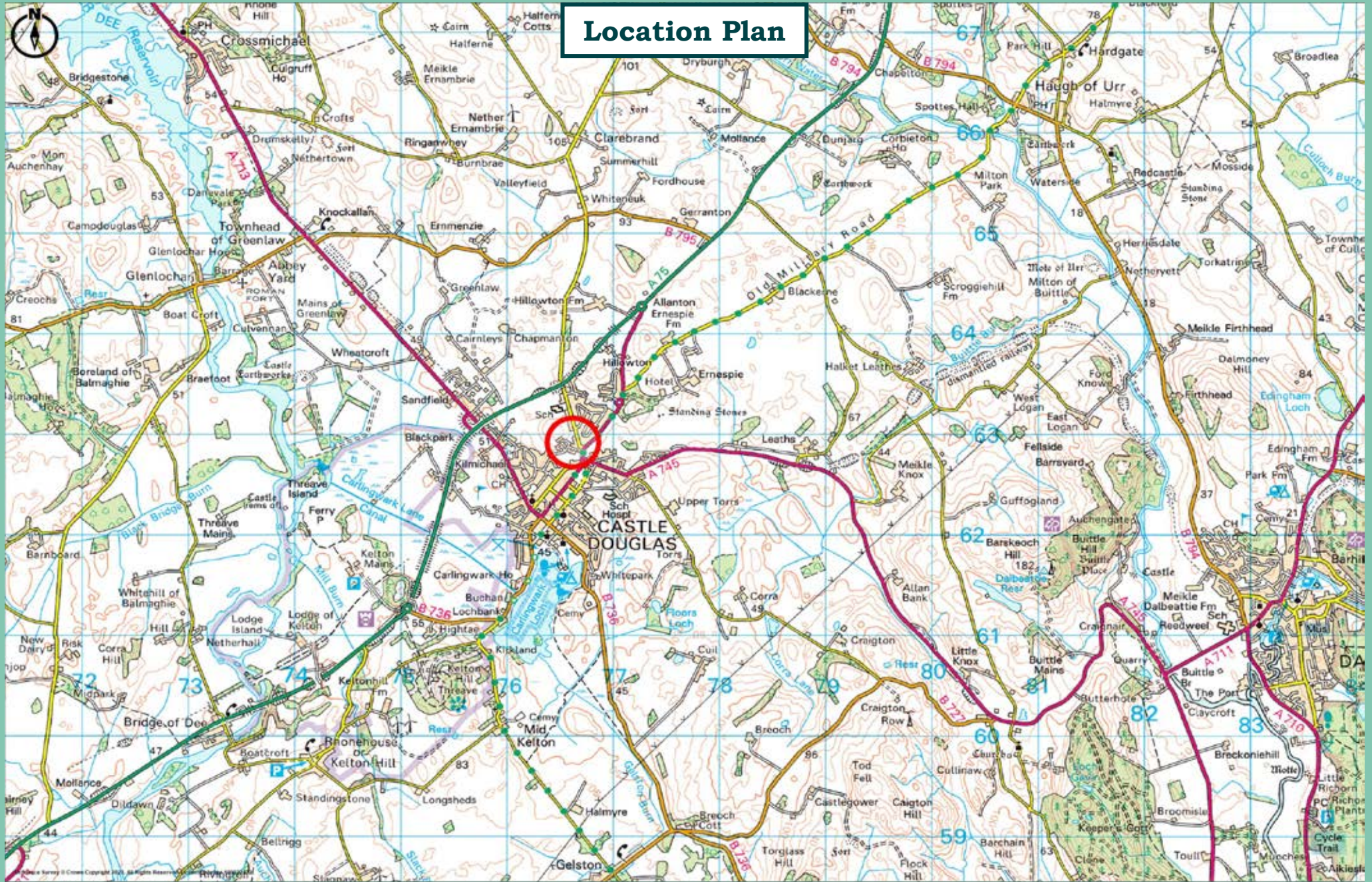
DUNMILL

No' 9 Dunmuir Road, Castle Douglas, DG7 1LG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

DUNMILL

No' 9 Dunmuir Road, Castle Douglas, DG7 1LG

Dumfries 18 Miles, Carlisle 52 Miles, Glasgow 94 Miles

AN EXTREMELY WELL-PRESENTED AND SPACIOUS DETACHED FAMILY HOME SET IN GENEROUS ENCLOSED GARDEN GROUNDS WITHIN A SOUGHT AFTER RESIDENTIAL AREA OF CASTLE DOUGLAS

- BRIGHT & SPACIOUS THREE / FOUR BEDROOM ACCOMMODATION
- POTENTIAL FOR EXTENDED FAMILY LIVING
- GENEROUS PLOT WITH ENCLOSED GARDEN GROUNDS
- LARGE TRADITIONALLY BUILT DETACHED DOUBLE GARAGE AND TRADITIONAL BOTHY
- AMPLE OFF-ROAD PARKING VIA A TARMAC DRIVEWAY
- WITHIN CLOSE PROXIMITY TO THE TOWN CENTRE AND MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Joshua Ward
Walker & Sharpe
37 George Steet
Dumfries
DG1 1EB
Tel: 01387 267222



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

Dunmill is a superb two storey detached family home benefitting from a secluded setting within an established private residential area of Castle Douglas, just off Dunmuir Road. The original building is thought to date back to circa 1880 and with the later extensions, now provides spaciouly laid out, generously proportioned light filled rooms.

Dunmill is approached by a gated tarmac driveway leading to the front of the property where there is ample parking for several vehicles. The garden grounds are completely enclosed making this a relatively safe environment for children and pets and have been sympathetically landscaped to accommodate family living. Situated within the grounds is a large traditional stone-built garage with double up and over doors along with a personnel door which the current owners utilise as a workshop and garage. In addition, there is a small traditional stone-built bothy utilised for garden tools, etc.

Dunmill is conveniently located within walking distance of the town centre of Castle Douglas (The Food Town), which 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, delicatessen's, butchers, bakers, grocery stores and craft outlets. Primary & Secondary education is available within the town with the secondary school only a 5 minute walk away.

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 Prestwick and Glasgow within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie, which run a full timetable both north and south. 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, the closest being at Castle Douglas.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Dunmill are sought **in excess of: £380,000**

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

Dunmill is of traditional construction set under a slated roof. The dwelling offers comfortable family accommodation over two floors, as follows:

GROUND FLOOR

- **Utility Room**
With a range of modern floor and wall units, sink & drainer, plumbed for white goods, built-in storage cupboard housing the central heating boiler, window and glazed UPVC door to the side.
- **Family Room**
A light filled room with two large, glazed units with doors giving access to the garden grounds. A feature fireplace is ready for fitting a wood burning stove or such like.
- **Central Hallway**
With part glazed composite door, stairs off to the first floor.
- **Cloakroom**
With WC & WHB, heated towel rail, fog free back lit mirror.
- **Kitchen**
A lovely bright family kitchen with double aspect windows, generous range of modern floor and wall units, central island with drawers below incorporating a gas hob & extractor fan and breakfast bar. In addition, there is an integrated dishwasher and fitted electric oven.





- **Living Room**
Flooded with light from the glazed units to three sides with one being full height and fitted with a sliding door giving access to the garden grounds.
- **Sitting Room / Bedroom 4**
A cosy sitting room with built-in storage and a feature fireplace.

FIRST FLOOR

- **Upper Landing**
With two large Velux units.



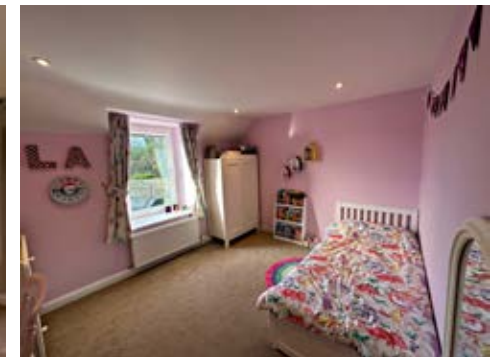
- **Master Bedroom 1 (En-Suite)**
A spacious and bright bedroom with two windows and an en-suite off.
- **En-Suite**
A modern bathroom suite with a large walk-in shower cubicle, WC, WHB, built-in cupboards, heated towel rail, fog free back lit mirror and large Velux window.



- **Family Bathroom**
Bath with shower over, WC & WHB, heated towel rail, fog free back lit mirror.

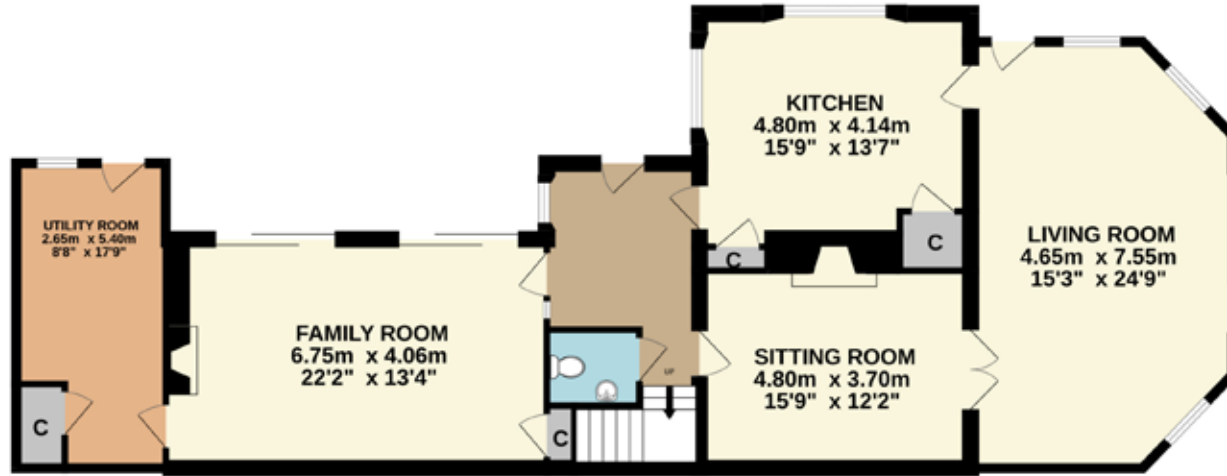


- **Double Bedroom 2**
With double aspect windows and built-in cupboards
- **Double Bedroom 3**
With a window to the front.



Floor Plan

GROUND FLOOR



1ST 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.
Made with Metropix ©2023

OUTSIDE

As mentioned earlier, the property is approached by a gated tarmac driveway where parking is available for several vehicles. The garden grounds are completely enclosed and have been carefully landscaped to accommodate family living.

A feature of the property is the traditionally built outbuilding which is currently utilised as garage space and a workshop. A traditional stone built bothy sits to the side of the dwellinghouse and provides a useful storage area for garden tools, etc.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	F	C71

HOME REPORT

A home report can be downloaded from our website: www.threaverural.co.uk/property

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, **Joshua Ward, Walker & Sharpe** for a definitive list of burdens subject to which the property is sold.

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, 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 December 2023



NEARBY CARLINGWARK LOCH



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS