



# OAKBANK

No' 1 Laigh Raw, Haugh of Urr, Castle Douglas, DG7 3LZ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



**Location Plan**

Haugh of Urr

# OAKBANK

**No' 1 Laigh Raw, Haugh of Urr, Castle Douglas, DG7 3LZ**

Castle Douglas 4 miles, Dumfries 15 miles, Carlisle 49 miles, Glasgow 91 miles

## A MODERN BRIGHT AND SPACIOUS THREE BEDROOM BUNGALOW SET IN A CENTRAL LOCATION WITHIN THE PRETTY VILLAGE OF HAUGH OF URR

- DETACHED THREE BEDROOM BUNGALOW WITH ENCLOSED GARDEN GROUNDS TO THE REAR
- BUILDING WARRANT IN PLACE FOR A FABULOUS ATTIC CONVERSION
- DETACHED GARAGE AND OFF-ROAD PARKING
- ARCHITECT DRAWN PLANS FOR AN ATTIC CONVERSION
- NURSERY AND PRIMARY SCHOOLING AVAILABLE WITHIN A SHORT WALK OF OAKBANK
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

### VENDORS SOLICITORS

Abby McAteer  
Gillespie Gifford and Brown  
33 High Street  
Dalbeattie  
DG5 4AD  
Tel: 01556 611247



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
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

Oakbank is a detached bungalow of modern construction offering bright and spacious three-bedroom accommodation incorporating all features for modern day family living. In addition The property benefits from off-road parking to the front, a recently constructed detached garage to the side, enclosed garden grounds to the rear with a lovely **timber garden room benefitting from electricity laid in making this the ideal space for family and social entertaining, or indeed a fabulous space for those working from home.** In addition, a new heating system still under warranty has been added along with a new kitchen, bathroom, windows and external doors have all been fitted within the last year and a half. Oakbank is located within a central position of the pretty Galloway village of Haugh of Urr where there are country walks and pursuits available straight from the doorstep with the friendly village pub only a short walk away.

During the current ownership, **architect drawn plans have been submitted and a building warrant approved for a fabulous attic conversion which incorporates two spacious en-suite bedrooms.** With the addition of these rooms the property would be ideal for the larger family or indeed extended family living. The building warrant ref is: 22/0318.

Haugh of Urr Village benefits from a public house and village hall with the adjacent village of Hardgate, within walking distance, benefitting from a Nursery & Primary School.

A wider range of services are located within a ten-minute drive away at the busy market town of Castle Douglas. Castle Douglas (The Food Town), forms the heart of the Stewartry area, offering 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, butchers, bakers, greenrocers and craft outlets. Primary & Secondary education is available within the town.

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 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. 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 major road networks within close proximity, with the international airports of Glasgow and Prestwick within easy commuting distance.

## METHOD OF SALE

Oakbank is offered for sale by private treaty.

## DIRECTIONS

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

## GUIDE PRICE

Offers for Oakbank are sought **in excess of: £245,000**

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

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



## PARTICULARS OF SALE

### Oakbank

This three-bedroom property is set over a single floor providing comfortable accommodation, very briefly comprising:

### GROUND FLOOR

- **Front Entrance Hallway**  
With a part glazed UPVC door and window to the front.
- **Kitchen**  
With a range of modern floor and wall units, gas hob & electric oven with cooker hood, integrated wine cooler, fridge freezer, dishwasher, washing machine, microwave and a part glazed UPVC door leads to the enclosed garden grounds to the rear.



- **Lounge / Diner**

A bright and spacious living space with double aspect windows with ample room to accommodate family dining and entertaining. An electric fire is inset below where the television was originally fixed to the wall and patio doors give access to the rear garden grounds.



- **Double Bedroom 1**

With a window to the front.

- **Family Bathroom**

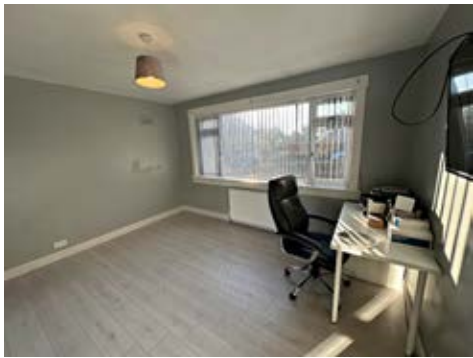
With a range of modern sanitary ware, bath with a shower over with a large rain shower head, heated towel rail.

- **Bedroom 2**

With a window to the rear.

- **Bedroom 3**

With a window to the front.



GROUND FLOOR



YCPROG

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should not be used as part of any purchase agreement. The materials, fixtures and appliances shown have not been visited and no guarantee is made as to their quality or efficiency over the plan.  
Scale 1:50 (Not to Scale)

**OUTSIDE**

As mentioned earlier, Oakbank benefits from enclosed garden grounds to the rear which are mainly made up of lawns. Set within the grounds is a lovely timber summerhouse providing a great space for family and social entertaining and given there is electricity laid in, a great space for those working from home. To the side of the house is a detached garage with off-road parking available to the front.

**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	E	C69



## **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, **Abby McAteer, Gillespie Gifford** and Brown for a definitive list of burdens subject to which the property is sold.

## **HOME REPORT**

A Home Report can be downloaded direct from our website:  
[www.threaverural.co.uk/property](http://www.threaverural.co.uk/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**

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 January 2024***

