



NO' 2 GALLA DRIVE

Dalbeattie, Dumfries & Galloway, DG5 4LA



THREAVE RURAL

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



Location Plan



GROUND FLOOR



No' 2 GALLA DRIVE

Dalbeattie, Dumfries & Galloway, DG5 4LA

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

A WELL-PRESENTED DETACHED BUNGALOW SITUATED ON A GENEROUS ELEVATED SITE WITHIN A SOUGHT-AFTER RESIDENTIAL AREA OF DALBEATTIE

- DECEPTIVELY SPACIOUS WELL-PRESENTED TWO BEDROOM BUNGALOW
- GENEROUS ENCLOSED GARDEN GROUNDS
- OFF- ROAD PARKING AND INTEGRAL GARAGE
- WITHIN EASY WALKING DISTANCE OF LOCAL AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Mr Graham Law
Walker & Sharpe Solicitors
37 George Street
Dumfries
DG1 1EB
Tel: 01387 267 222



THREAVE RURAL

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VALUERS & RURAL CONSULTANTS

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

No' 2 Galla Drive is situated on a generous elevated site within a sought-after residential area of Dalbeattie. This well-presented property is in walk-in condition benefitting from bright, spacious accommodation over a single floor with two good sized double bedrooms an integrated garage and generous enclosed garden grounds.

No' 2 Galla Drive benefits from elevated open views over Dalbeattie and the location is such that local amenities are within walking distance and countryside pursuits available straight from the doorstep. The property has an integrated single garage and a driveway for off-road parking. The enclosed front garden is laid to gravel with flower beds and the rear garden is bound by mature hedges providing privacy and is mainly laid with gravel and paving, flower beds and benefitting from a greenhouse and a large timber garden shed. Should any party be interested there may be opportunities for extending the property to the rear or indeed, creating further living space within the attic. Enquiries in respect of this should be made to Dumfries & Galloway Council's Planning Department.

No' 2 Galla Drive is within close proximity to all local services and amenities. Dalbeattie provides a wide range of essential services with a relatively new school catering for nursery to secondary education, which is within an easy walking distance from the property. The town also boasts a wide range of retail and professional services, along with a 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 10 minute walk 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 2 Galla Drive are sought **in excess of: £235,000**

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

No 2 Galla Drive is a surprisingly spacious bungalow providing comfortable accommodation, briefly comprising:

- **Front Entrance Porch**
With glazed UPVC door to the front.
- **Central Hallway**
- **Lounge**
With a picture window to the front affording lovely views across Dalbeattie.
- **Double Bedroom 1**
With a window to the front, built-in storage cupboard.



- **Family Bathroom**
With a shower cubicle, WC & WHB set in vanity units, heated towel rail, window to the rear.



- **Double Bedroom 2**
With a window to the rear.

- **Dining Room**
With a window to the rear.



- **Kitchen**
With a good range of floor and wall units, induction hob, double electric oven, window to the rear.
- **Boot Room / Utility**
With a cloakroom off perfect for mucky dogs after a walk in the nearby Ronald Woods. A door gives access to an integrated garage.
- **Cloakroom**
With WC & WHB.

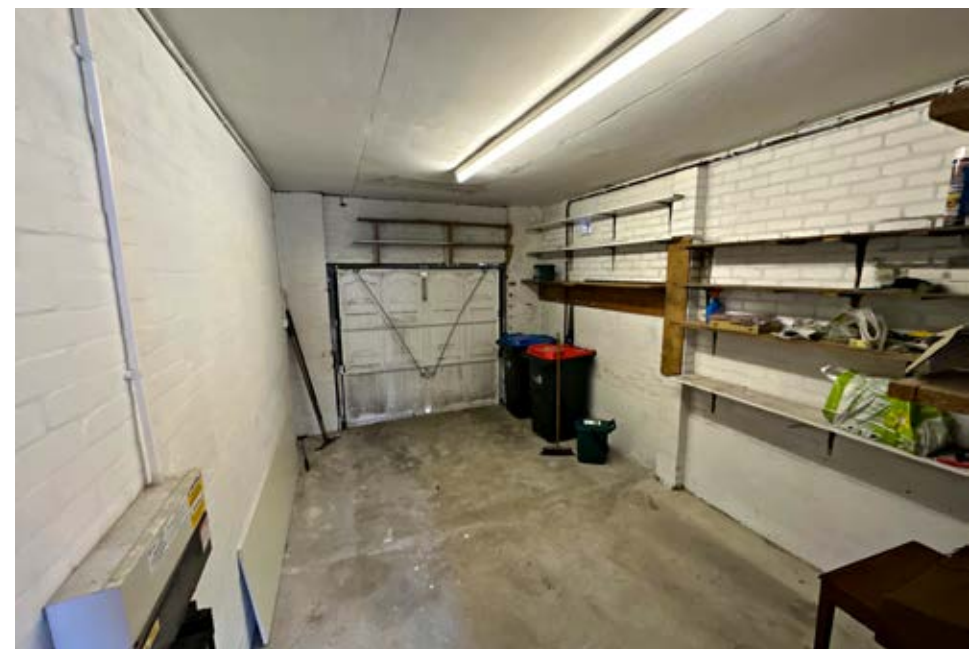


OUTSIDE

As mentioned earlier, there are enclosed garden grounds to the front and to the rear which are laid to gravel, paving and flower beds. In the rear garden is a useful garden shed and a greenhouse. Off-road parking is to the front and an integral single garage.

SERVICES

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



HOME REPORT

A Home Report can be downloaded direct from our 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' solicitor: **Mr Graham Law, Walker & Sharpe Solicitors** 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, 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 April 2024

