



## NO' 29 WHITEPARK GARDENS

Castle Douglas, DG7 1GD



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan



# No' 29 WHITEPARK GARDENS

**Castle Douglas, DG7 1GD**

**Dumfries 18 Miles, Carlisle 55 Miles, Stranraer 55 Miles, Glasgow 93 Miles, Edinburgh 96 Miles**

**AN EXCEPTIONAL TWO BEDROOM FIRST FLOOR APARTMENT SITUATED ON AN ELEVATED SITE WITH WONDERFUL VIEWS ACROSS CARLINGWARK LOCH AND THE SURROUNDING COUNTRYSIDE**

- WELL-PRESENTED TWO BEDROOM FIRST-FLOOR APARTMENT
- LOUNGE WITH JULIET BALCONY AFFORDING VIEWS OVER PARTS OF CARLINGWARK LOCH
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO CASTLE DOUGLAS TOWN AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY**

**VENDORS SOLICITORS**

Frances Campbell  
Murray Little & Knox  
27 Bank St  
Annan  
DG12 6AU  
Tel: 01461 202866



**THREAVE RURAL**

LAND / ESTATE AGENTS  
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](mailto:enquiries@threaverural.co.uk)

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





## INTRODUCTION

No' 29 Whitepark Gardens is situated just on the periphery of the pretty market town of Castle Douglas. The property occupies an elevated site with wonderful views across parts of Carlingwark Loch and the countryside beyond. Given the location of the property, countryside pursuits and lovely National Trust walks are available straight from the doorstep.

This first floor apartment benefits from two-bedroom accommodation with the lounge having a Juliet balcony to enable enjoyment of the views to their fullest. The property benefits from gas fired underfloor heating throughout, which has individual thermostatic controls in each room. The property benefits from secure telecom entry, drying green & parking area.

Local services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas 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 and craft outlets. Primary & Secondary education is available within the town.

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 driving distance. There are mainline railway stations at both Dumfries and Lockerbie.

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 within Castle Douglas.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for No' 29 Whitepark Gardens are sought in excess of: £160,000

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**

**No' 3 Ring**

**New Market Street**

**Castle Douglas**

**DG 1HY**

**Tel: 01556 453453**

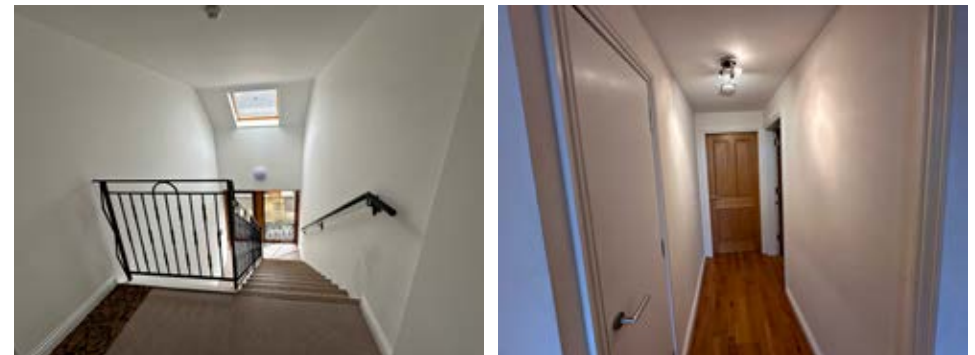
**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

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



## PARTICULARS OF SALE

No' 29 Whitepark Gardens is located in a quiet, modern yet sympathetically designed development, just within the town boundaries of Castle Douglas. The dwelling is accessed via a shared communal staircase and offers comfortable accommodation, very briefly comprising:



- **Central Hallway**  
Quality laminate flooring, built-in cupboard housing the central heating boiler.
- **Kitchen**  
With a range of modern floor and wall units, sink and drainer, built-in electric oven, halogen hob with cooker hood, integrated fridge freezer, dishwasher & washing machine. There are two Velux 2 in 1 windows providing lovely views and a great position for housing a small dining table.



- **Bathroom**  
With a bath, WC & WHB.



- **Living Room**  
With patio doors opening onto a Juliet balcony which make the most of the views.



- **Double Bedroom 1 (En-Suite)**  
With a built-in cupboard providing shelving and hanging space, en-suite off.
- **En-Suite**  
With a standalone shower cubicle, WC & WHB.
- **Small Double Bedroom 2**  
With a window to the rear.



#### OUTSIDE

The property benefits from communal garden grounds, its own drying green and parking to the rear.

#### SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	C	C 81

#### HOME REPORT

Home Report can be download from our website: [www.threaverural.co.uk](http://www.threaverural.co.uk)

#### 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, **Frances Campbell, Murray Little & Knox** for a definitive list of burdens subject to which the property is sold.

**PLEASE NOTE:** A factoring charge is in place for the maintenance of the grounds which is managed by the residence of Whitepark Gardens. The cost of this is around £1,000 per annum.

#### COUNCIL TAX

Band C.

#### 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, DG 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***

