

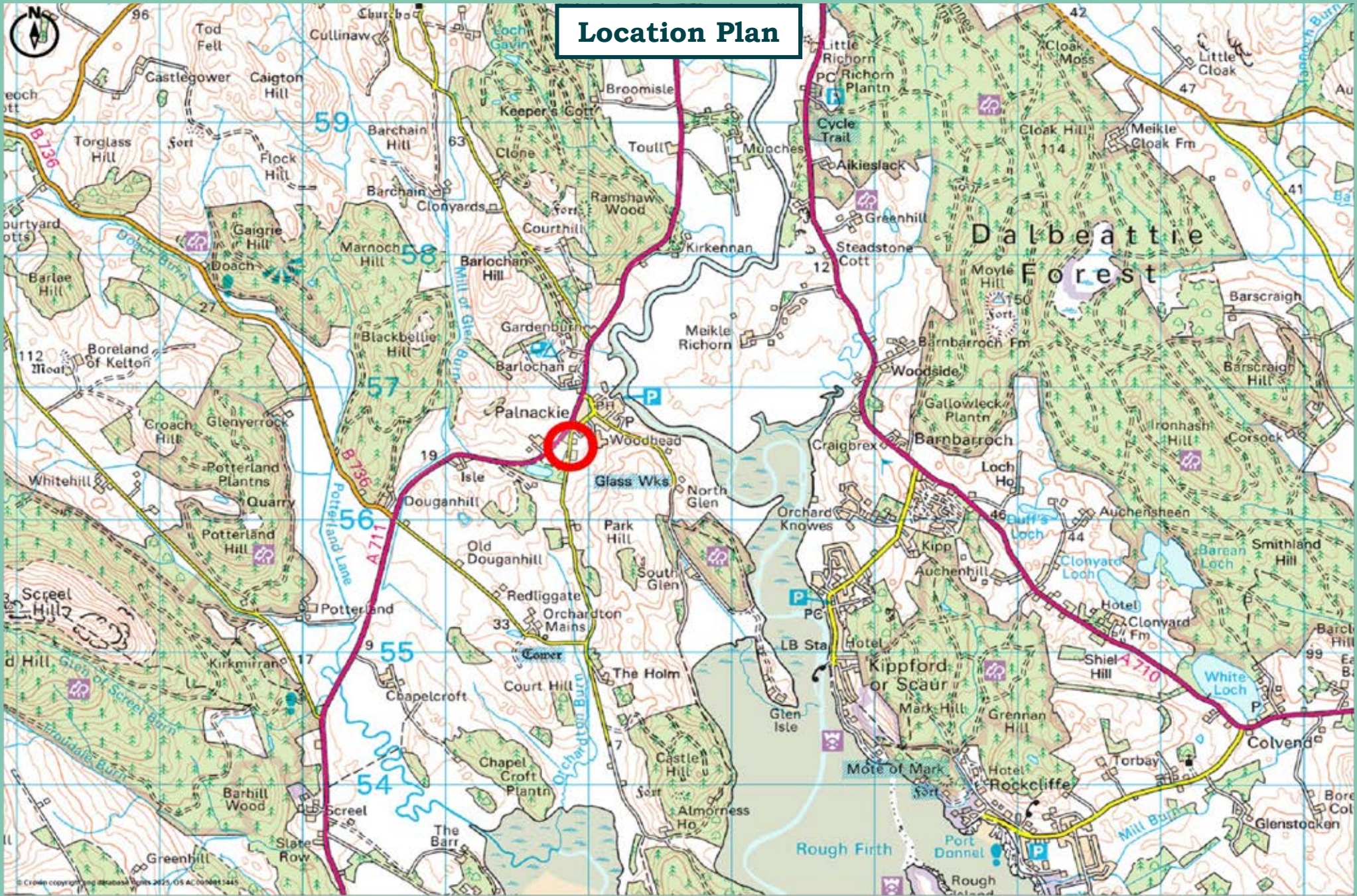


GLENBURN

Main Street, Palnackie, Castle Douglas, Dumfries & Galloway, DG7 1PG



Location Plan



GLENBURN

Main Street, Palnackie, Castle Douglas, Dumfries & Galloway, DG7 1PG

Dalbeattie 3 miles, Castle Douglas 6 miles, Dumfries 17 miles, Carlisle 55 miles, Glasgow 90 miles

A STYLISH AND CONTEMPORARY TWO BEDROOM DWELLINGHOUSE SITUATED JUST ON THE PERIPHERY OF THE VILLAGE OF PALNACKIE

- DETACHED TWO BEDROOM HOUSE PRESENTING CLEAN, MODERN LINES THROUGHOUT
- CONSTRUCTION COMPLETED AROUND MID-2022
- ENCLOSED WRAP AROUND GARDEN GROUNDS WITH OFF-ROAD PARKING
- DETACHED SINGLE GARAGE
- SANDY BEACHES AND COVES WITHIN CLOSE PROXIMITY
- WITHIN EASY COMMUTING DISTANCE TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Victor Clark
Henderson & Mackay
35 High St
Lockerbie
DG11 2JP
Tel: 01576 202137



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

Glenburn is situated on the periphery of the pretty harbour village of Palnackie in Dumfries & Galloway. The construction of Glenburn was completed in mid-2022 to an extremely high standard incorporating triple glazing, with the exception of the patio doors & underfloor heating throughout parts. The fixtures and fittings are high quality with the whole property being stylish and contemporary throughout. The cantilevered roof is covered with quartz zinc along with the soffits & rainwater goods, this type of finish will not change for many years and is very low maintenance.

The exterior of Glenburn is eye catching with neat dry-stone dykes and timber fences making up the boundaries. The property is approached by its own gated driveway, neatly laid to tarmac with the enclosed garden grounds to the rear having an area of lawn, paved patio & composite decking providing the perfect place for alfresco dining. In addition, a detached garage to the rear benefits from electricity laid, electric roller shutter door, personnel door and a bank of solar panels on the roof, with battery storage, which generate the hot water to the house. The property would be very appealing to couples or indeed those looking for stylish retirement home, given that the main of the living accommodation is on one level.

Glenburn is situated within Palnackie, a thriving community which boasts a public house, primary school, village shop and an active community council. The village of Palnackie up until 1965 was a fairly successful outport of Dalbeattie and Castle Douglas, whereafter the harbour was mainly utilised for the cockling trade. The harbour was also known as the 'Barlochan Basin'. The area has now become a popular tourist destination, with a busy holiday park established at the nearby Barlochan.

The area around Palnackie is possibly the most attractive landscape in the lower Urr Valley with the county being noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within easy reach of the property and the area boasts numerous golf courses.

The nearby town of Dalbeattie provides a wide range of essential services with a relatively new learning campus catering for nursery to secondary education. The town also boasts a wide range of retail and professional services, along with a new 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 newly constructed hospital, a range of high street shops, retail parks and large supermarkets. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres within Dalbeattie Forest.

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 and the international airports of Glasgow and Prestwick are within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Glenburn 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

The accommodation is set mainly over a single floor, briefly comprising:

- **Front Door Porch**
Accessed through a modern composite door where the floor is laid to porcelain tiles with underfloor heating beneath which flows seamlessly into central hallway and open plan kitchen / diner / lounge. A built-in storeroom houses the oil-fired central heating boiler and hot water tank.
- **Kitchen / Diner / Lounge**
A lovely, bright family living space with full height ceilings & feature oak beams. The kitchen has been fitted with stylish floor and wall units with marble work-tops incorporating a breakfast bar. The lounge benefits from a 8kw Contura wood burning stove to augment the oil fired central heating and sets the scene for those cosy winter nights in. Patio doors with glazed units at either side open up into the rear garden grounds. A quirky feature of the property is the spiral staircase leading to an open mezzanine level which could be used for a number of purposes.

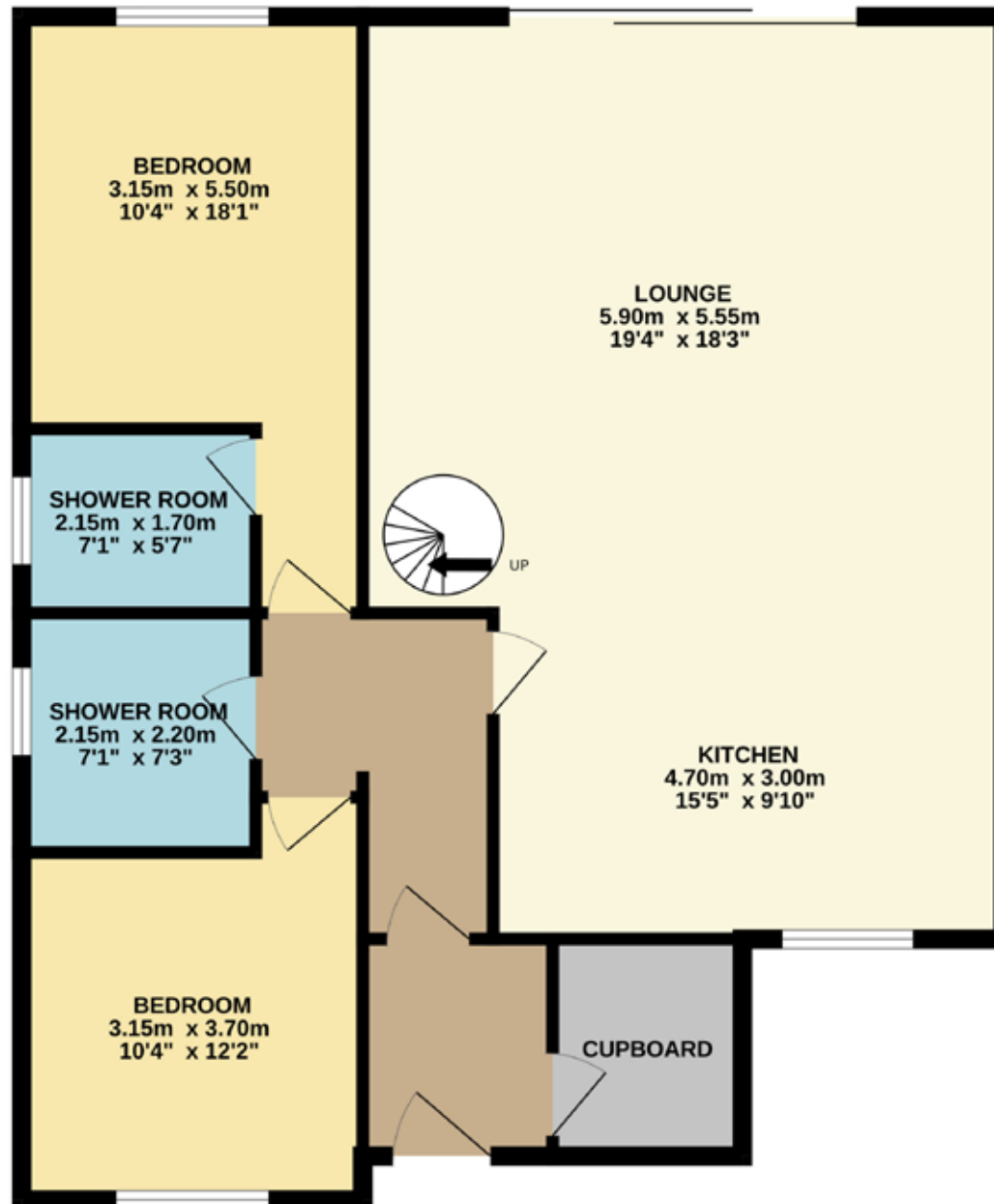


- **Double Bedroom 1**
With a window to the front.
- **Shower Room**
With a range of modern sanitary ware, shower cubicle with large shower head and a heated towel rail, a window is set to the side.
- **Double Bedroom 2 (En-suite)**
The bedroom has a window to the rear with the en-suite containing modern sanitary ware, shower cubicle & heated towel rail.



Floor Plan

GROUND FLOOR



ure the accuracy of the floor plan contained here,
ny other items are approximate and no responsibility
t. This plan is for illustrative purposes only and should
The services, systems and appliances shown have not
their operability or efficiency can be given.
Metropix ©2025



OUTSIDE

As mentioned earlier, the property is approached by its own gated driveway where parking is available via a tarmac driveway and detached garage. The garden grounds to the rear are enclosed laid to lawn, paving and composite decking.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil Fired / Wood Burning Stove / Underfloor Heating	E	B 87



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, **Victor Clark, Henderson & Mackay** 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.

HOME REPORT

The home report can be downloaded from our website: www.threaverural.co.uk

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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified

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 February 2025







NEARBY HARBOUR. SUMMER 2024