



GILMOURTON

Barrhill Road, Dalbeattie, DG5 4JB



THREAVE RURAL

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



GILMOURTON

Barrhill Road, Dalbeattie, DG5 4JB

Dalbeattie Town Centre within walking distance, Castle Douglas 7 miles, Dumfries 14 miles, Carlisle 52 miles, Glasgow 91 miles

A CHARMING TWO BEDROOM SEMI-DETACHED BUNGALOW OCCUPYING A GENEROUS PLOT IN A SOUGHT-AFTER RESIDENTIAL AREA OF DALBEATTIE

- DECEPTIVELY SPACIOUS & WELL-PRESENTED TWO BEDROOM BUNGALOW
- GENEROUS PLOT WITH LANDSCAPED GARDEN GROUNDS TO THE FRONT AND ENCLOSED GARDEN GROUNDS TO THE REAR INCORPORATING A SUMMER HOUSE
- WITHIN CLOSE PROXIMITY TO DALBEATTIE FOREST AND THE 7STANES MOUNTAIN BIKE TRAILS
- LOCAL PARK AND TOWN CENTRE AMENITIES WITHIN WALKING DISTANCE

VENDORS SOLICITORS

Matthew Braidwood
Braidwoods Solicitors
No' 1 Charlotte Street
Dumfries
DG1 2AG
Tel: 01387 257272



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

Gilmourton is a well-presented and deceptively spacious bungalow situated in a popular residential area of Dalbeattie nestled within its own generous plot benefitting from landscaped garden grounds to the front and enclosed gardens to the rear which incorporate a summer house making this the perfect place for relaxing during the summer months. The property benefits from two-bedrooms, a lounge, kitchen and a family bathroom and is approached by its own private tarmac driveway where there is ample parking, along with a detached garage.

This charming bungalow is of traditional construction set under a slated roof and is neutrally decorated throughout. The location of the property is such that outdoor activities are available straight from the doorstep with Dalbeattie Forest and local parks within a short walking distance.

Gilmourton is within close proximity to all local services and amenities within Dalbeattie which provides a wide range of essential services with a relatively newly constructed school catering for nursery through to secondary education. 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.

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 short distance 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 the Solway Coast and the village of 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 Gilmourton are sought in excess of: **£165,000**

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

Gilmourton is set over a single floor providing spacious neutrally decorated accommodation very briefly comprising:

- **Central Hallway**
With a part glazed UPVC door to the front.



- **Lounge**

A spacious family room with double aspect windows which enhance the natural light within. There is an electric fire set in a decorative fireplace.

- **Kitchen**

With a good range of floor and wall units and ample room for accommodating a dining table. There is a window to the rear and a part glazed UPVC door gives access to the enclosed garden to the rear.

- **Bathroom**

With a large corner shower cubicle, WHB and WC set in a modern vanity unit, illuminated demist mirror and a heated towel rail.

- **Double Bedroom 1**

A generous living space with a picture window to the front.

- **Double Bedroom 2**

Another good-sized room with a window to the rear.





OUTSIDE

Gilmourton is approached by its own private tarmac driveway providing ample parking along with a detached single garage. There are beautiful mature garden grounds to the front which are laid to neat lawns, flowering borders, specimen trees and mature shrubs.

The garden grounds to the rear are completely enclosed which is ideal for keeping pets and small children safe. For ease of maintenance the ground is laid to paving and incorporates a summerhouse making this the perfect place for relaxing or for family and social entertaining during the summer months.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of the property are given as an approximate guide only and should not be used as such for any purpose other than to provide a general impression of the property. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or operation. The plan is for illustrative purposes only and should not be used as such for any purpose other than to provide a general impression of the property. Made with Mapbox ©2025

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	C	D (67)

HOME REPORT

A Home Report can be downloaded from Threave Rural's website.

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: **Matthew Braidwood, Braidwoods 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. 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 July 2025

