



BOWMONT

42 St Georges, Castle Douglas, DG7 1LN

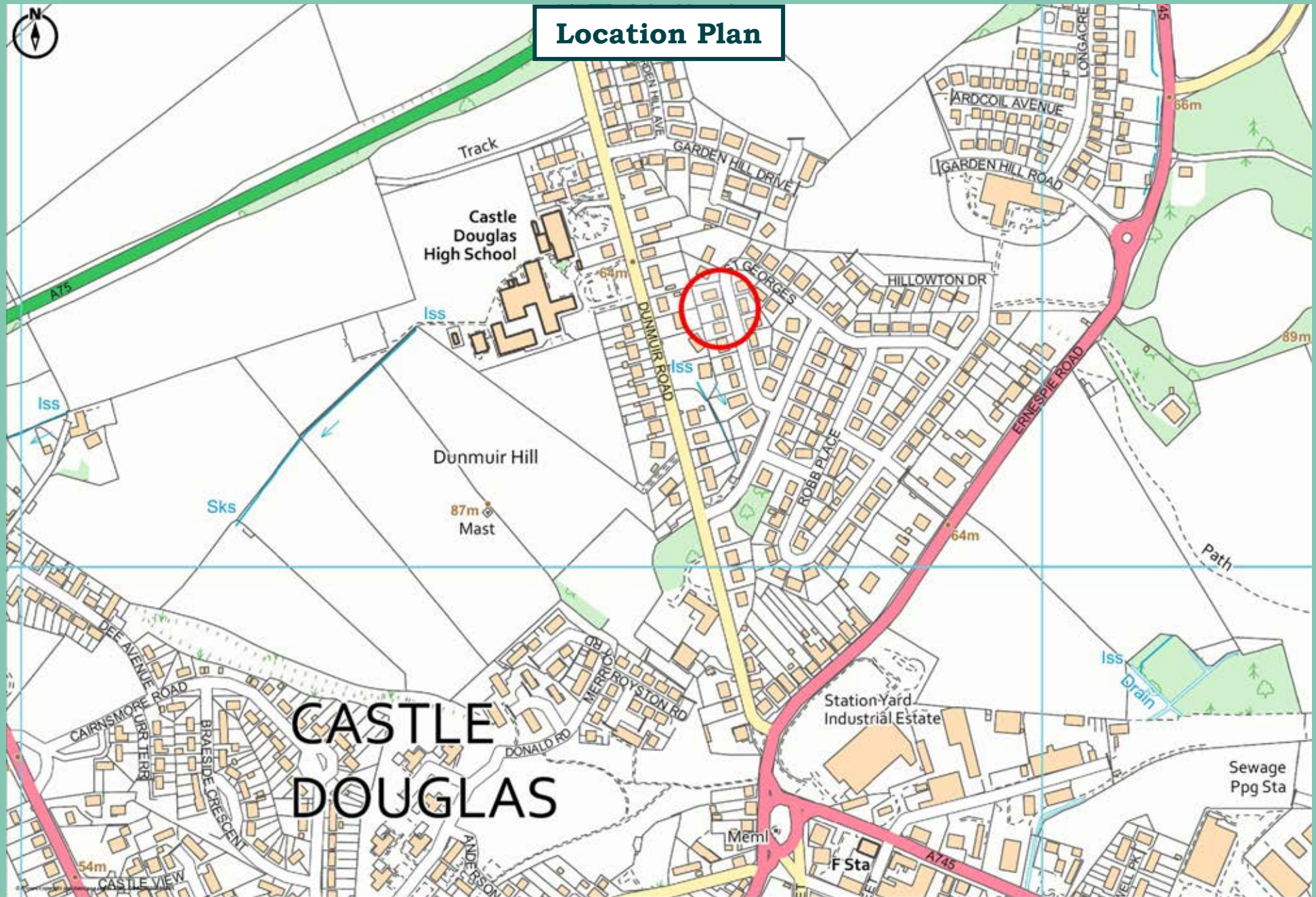


THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



CASTLE
DOUGLAS

BOWMONT

42 St Georges, Castle Douglas, DG7 1LN

Dumfries 18 Miles, Carlisle 52 Miles, Glasgow 94 Miles

A BRIGHT AND SPACIOUS THREE BEDROOM DETACHED HOME WITH ENCLOSED GARDEN GROUNDS SITUATED IN A SOUGHT-AFTER RESIDENTIAL AREA OF CASTLE DOUGLAS

- WELL-PRESENTED THREE BEDROOM ACCOMMODATION SET OVER TWO FLOORS
- ENCLOSED GARDEN GROUNDS, OFF-ROAD PARKING AND A SINGLE GARAGE
- WITHIN WALKING DISTANCE OF SCHOOLS AND CASTLE DOUGLAS TOWN CENTRE
- WITHIN AN EASY DRIVE OF MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Paul Cavers
Cavers & Co'
40-42 St Mary St
Kirkcudbright DG6 4DN
Tel: 01557 331217



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

Bowmont is a thoroughly charming detached two storey dwelling which located within a sought-after residential area of Castle Douglas. This lovely family home benefits from three bedrooms, one of which is located on the ground floor level, a lounge, dining room, kitchen, family bathroom and an integrated single garage. A more detailed description along with a floor plan can be found within these particulars of sale.

This detached property incorporates a driveway at either side of the dwelling and landscaped garden grounds to the rear which are completely enclosed, making this a safe haven for children and family pets. The location of the property is such that local parks and popular walks around the National Trust Threave Estate are within walking distance.

Bowmont is conveniently located within walking distance of the town centre of Castle Douglas (The Food Town), which 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, delicatessen's, butchers, bakers, grocery stores and craft outlets. Primary & Secondary education is available within the town. Castle Douglas also enjoys annual events such as Civic Week and The Soapbox Derby along with a selection of local craft groups, gyms and community run events which take place throughout the year.

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 drive of the property. There are mainline railway stations at both Dumfries and Lockerbie, which run a full timetable both north and south. 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 Castle Douglas golf course located at the rear of Bowmont.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Bowmont are sought **in excess of: £230,000**

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

Bowmont is of traditional construction set under a tiled roof and enclosed to the front by a red brick wall with wrought iron gates giving access to the driveways at either side of the dwelling. The property offers comfortable family accommodation over two floors, very briefly comprising:

GROUND FLOOR

- **Front Entrance Porch**

Mainly of UPVC construction and a part glazed timber door with a glazed panel to the side gives access to the central hallway.



- **Central Hallway**

With a staircase off and a large understair storage cupboard.

- **Lounge**

A bright and spacious family room with a picture window to the front an open fireplace. The open fire has not been used for some time, however, there could be potential for fitting with a woodburning stove or such like.



- **Dining Room**

With a window to the front.

- **Bedroom 1**

With built-in storage cupboards and a window is set to the rear overlooking the garden grounds.

- **Cloakroom**

With a WC & WHB, a window is set to the rear.



- **Shower Room**

With an enclosed shower unit and a wash hand basin, a window is set to the rear.

- **Kitchen**

With floor and wall units, plumbed for white goods and a picture window is set to the rear, a door gives access to the sunroom.

- **Sunroom**

The sunroom is glazed to two sides and provides a super area to relax and enjoy the peace and quiet. A door gives access to the integrated garage.

FIRST FLOOR

- **Double Bedroom 1**

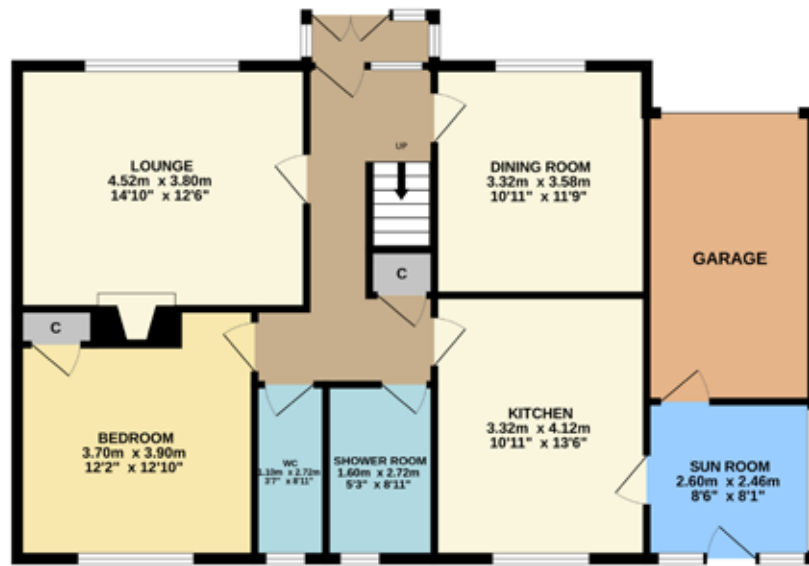
With a window to the rear with views over the rooftops towards the surrounding countryside, there is a dressing room off.



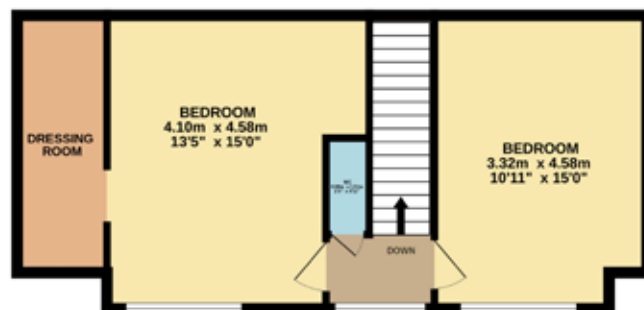
- **Double Bedroom 2**
Again, with a window to the rear.
- **Cloakroom**
With a WC & WHB.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTSIDE

As mentioned earlier, the front of the property is bound by a brick wall with wrought iron gates opening to the driveways at either side. There is concrete paving and a planted border.

The rear garden grounds are completely enclosed and are made up of lawns, flowering borders and a patio area making this the perfect place for alfresco dining and family or social entertaining. There is a useful timber garden shed.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	E	D (59)

HOME REPORT

A home report can be downloaded from our website: www.threaverural.co.uk/ property

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, **Cavers & Co'** 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.

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 August 2025



Sale Plan



