

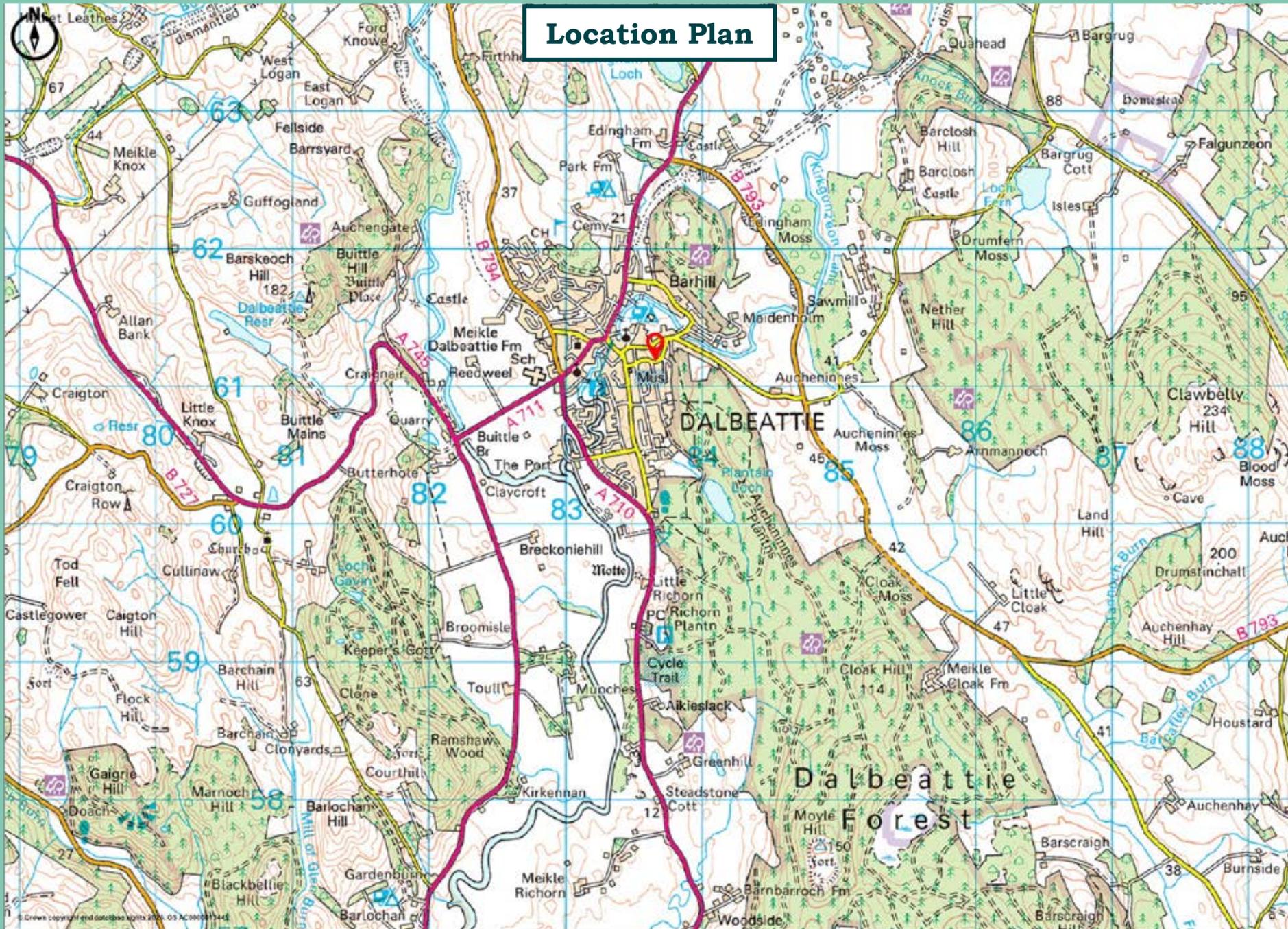
NO' 54 SOUTHWICK ROAD

Dalbeattie, Dumfries & Galloway, DG5 4EW



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



No' 54 SOUTHWICK ROAD

Dalbeattie, Dumfries & Galloway, DG5 4EW

Castle Douglas 7 miles, Dumfries 14 miles, Carlisle 52 miles, Glasgow 91 miles

A CHARMING TRADITIONAL SPLIT-LEVEL COTTAGE SITUATED IN A POPULAR RESIDENTIAL AREA OF DALBEATTIE INCORPORATING GARDEN GROUNDS AND A DETACHED GARAGE

- WELL-PRESENTED TWO BEDROOM COTTAGE
- GARDEN GROUNDS TO THE REAR AND SINGLE DETACHED GARAGE
- COUNTRYSIDE AND FOREST WALKS WITHIN A SHORT DISTANCE
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Stephen McLean
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



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' 54 Southwick Road is situated in a popular residential area of Dalbeattie and within walking distance of the town centre. The property is a charming split-level cottage benefitting from two bedrooms, living room, kitchen and bathroom. In addition, there are garden grounds to the rear and a detached garage which has vehicular access via a shared track to the left of the terraced row.

The cottage has been neutrally decorated throughout providing a superb blank canvas for any buyer, which may suit a first-time buyer or those wishing to buy to rent.

Dalbeattie 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. In addition, the former Dalbeattie Primary School, only a short walk away, is currently being transformed into an activity centre which will be known as the Rocks and Wheels project, the plan is to regenerate this much-loved building and is expected to have a climbing wall, bouldering facilities, external pump track, café and community meeting spaces.

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 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 pretty coastal villages along the Solway Coast.

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' 54 Southwick Road are sought **in excess of: £120,000**

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' 54 Southwick Road is set over three floors offering accommodation as follows:

GROUND FLOOR

- **Entrance Hallway**
With stairs off to the first floor and lower ground floor.
- **Lounge**
With a gas fire set in a fireplace, window to the front.
- **Kitchen**
With floor and wall units and a window to the rear.

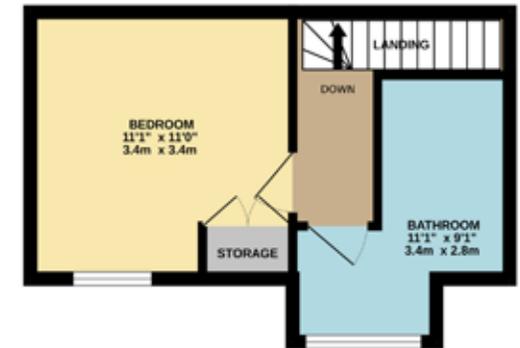
BASEMENT



GROUND FLOOR



1ST FLOOR



FIRST FLOOR

- **Double Bedroom 1**
With a Velux type window to the rear, built-in storage cupboards and eves storage.
- **Bathroom**
Bath with shower over, WC & WHB, window to the rear.

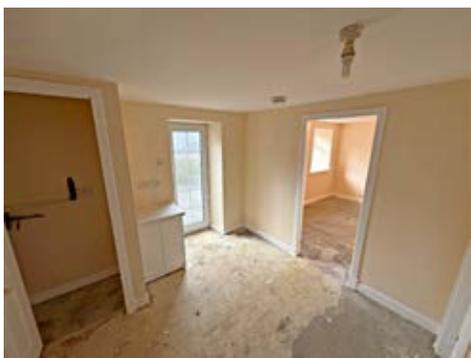
LOWER GROUND FLOOR

- **Rear Entrance Hallway**
With a built-in utility cupboard off and large understairs storage cupboard.
- **Double Bedroom 2**
With two windows to the rear.

OUTSIDE

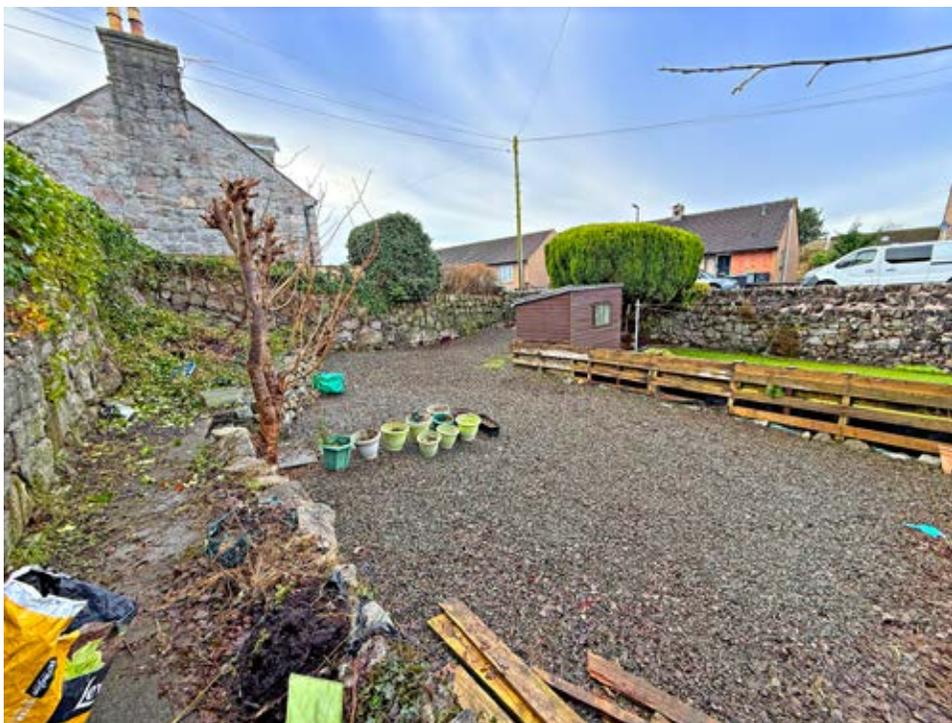
To the rear of the property is an area of garden grounds which has been freshly laid with gravel for ease of maintenance, however, provides a superb blank canvas for the keen gardener. To the left of the terraced row of cottages is a detached garage which is accessed via a shared driveway. The garage does require a degree of maintenance or replacement.





SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	A	E (53)



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, **Stephen McLean at Brazenall & Orr**, 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:

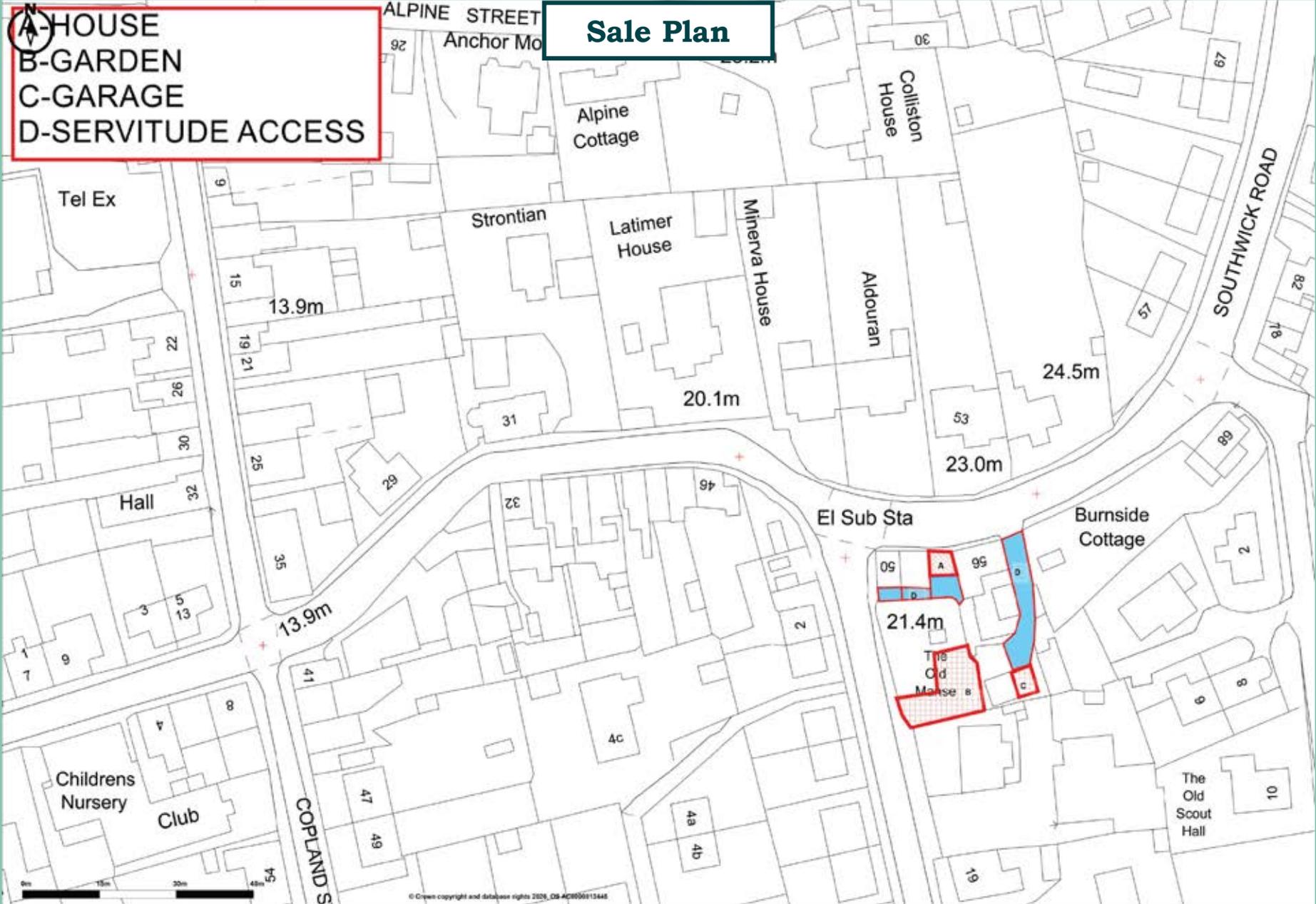
1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor 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 January 2026



A-HOUSE
B-GARDEN
C-GARAGE
D-SERVITUDE ACCESS

Sale Plan



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