



HILLVIEW

Barnboard, Castle Douglas, DG7 2PE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



HILLVIEW

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Castle Douglas 5 miles, Kirkcudbright 7.5 miles, Dumfries 21 miles, Carlisle 53 miles, Glasgow 95 miles

A CHARMING, WELL-PRESENTED THREE BEDROOM DETACHED BUNGALOW OCCUPYING A GENEROUS PLOT INCORPORATING A GRAZING Paddock SITUATED ON AN ELEVATED SITE WITH FAR REACHING VIEWS ACROSS THE GALLOWAY COUNTRYSIDE

- VERY WELL PRESENTED THREE BEDROOM BUNGALOW
- GENEROUS GARDEN GROUNDS WITH AMPLE OFF-ROAD PARKING AND A SINGLE GARAGE
- GRAZING Paddock OF ABOUT 1.4 ACRES
- NO IMMEDIATE NEIGHBOURS
- ONLY A SHORT DRIVE TO THE GALLOWAY FOREST PARK AND THE SOLWAY COAST
- WITHIN A SHORT DRIVING DISTANCE OF LOCAL TOWNS AND VILLAGES
- WITHIN AN EASY DRIVE OF MAJOR ROAD NETWORK

VENDORS SOLICITORS

Hall Baird Solicitors
The Old Exchange
Castle Dougals
DG7 1TJ
Tel: 01556 502764



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

Hillview is a thoroughly charming, detached bungalow which is situated on an elevated site with far reaching views across the beautiful Galloway countryside.

Hillview is approached by its own private gated driveway, which is neatly laid to gravel chips, providing ample parking for several vehicles. The property benefits from three-bedrooms, a lounge, bathroom, kitchen, utility area and an attached single garage. A more detailed description along with a floor plan can be found within these particulars of sale. The garden grounds to the rear are mainly laid to lawns bound by neat hedges and to the front there are raised borders and gravel chips for ease of maintenance.

This charming bungalow would be an ideal buy for those wishing to downsize or for those looking for a family home given that there is huge potential to develop and extend the property. Any interested party wishing to pursue this would need to make their own enquiries with the regional council.

Hillview is on short drive to the high street of Castle Douglas (The Food Town), which offers all essential services with a comprehensive range of leisure facilities, health services, wide range of professional services and a range of supermarkets. The high street is renowned for its retailing with a wide range of traditional shops, butchers, bakers, grocery stores and craft outlets. Primary & Secondary education is available within the town. Castle Douglas and surrounding towns offer a variety of community ran annual events such as Civic Week and The Soapbox Derby.

The beautiful harbour town of Kirkcudbright, known at the 'Artists Town', is just over 7 miles from Hillview. Kirkcudbright attracts a variety of diverse artists and makers with a fabulous range of events taking place throughout the year.

Communications to the area are good with the property situated in close proximity to the A75 Euro Route, which provides quick access from the south via the M6 & M74. Ferry links to Northern Ireland can be found at Cairnryan with international airports being within a 2 hour drive of the property. There are mainline railway stations at both Dumfries and Lockerbie, which run a full timetable both north and south.

This part of Southwest Scotland boasts one of the most varied and picturesque landscapes in the country, ranging from the moorlands of the Southern Upland Hills to the bays and sandy beaches of its distinctive coastline. Kirkcudbrightshire is a predominantly rural county, where agriculture and tourism form the backbone of the local economy. The region has remained largely untouched by modern industry, preserving its natural charm.

Outdoor and sporting activities are exceptionally well catered for, with abundant opportunities for shooting and fishing in the local area. The diverse landscape, combined with the proximity to the coast and nearby lochs, offers excellent walking, sailing, and cycling routes. Golfers are also well served, with a wide choice of high-quality local courses to enjoy.



METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Hillview 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

As mentioned earlier, Hillview occupies a very generous plot offering very well-presented accommodation over a single floor, very briefly comprises:

- **Front Entrance Porch**
With a UPVC door to the front and a timber glazed door to the hallway.



- **Lounge**
With a large picture window to the front which provides beautiful views across the surrounding countryside. Enhancing the natural light within, there is also a window set to the side. An electric fire is set into a fireplace.
- **Kitchen**
With a good range of floor and wall units, electric oven and hob, integrated washing machine and a window is set to the rear, again, providing open countryside views.
- **Utility Room**
Plumbed for white goods, door to outside.
- **Bathroom**
With a shower, WC & WHB, a window is set to the rear.
- **Bedroom 1**
With a window to the rear, built-in wardrobes and a wash hand basin.

- **Bedroom 2**
With built-in wardrobes and a window to the rear.
- **Bedroom 3**
With a picture window to the front.

OUTSIDE

As mentioned earlier, Hillview is approached by its own private gated driveway where there is ample parking for several vehicles. The front of the property is neatly laid to gravel giving access to the attached garage and to the rear, the garden is laid to lawn and bound by neat hedges.



GROUND FLOOR



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Gas	B	F (25)

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, **Hall Baird**, 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 March 2026



For identification purposes only

Sale Plan

Inniequick
plantation

Barnboard Cottage

