NO' 4 ANDERSON DRIVE

Castle Douglas, DG7 1BZ

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

Promap
LANDMARK INFORMATION

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Plotted Scale - 1:25000. Paper Size – A4

NOT TO SCALE
Plan for indicative purposes only

No’ 4 ANDERSON DRIVE

Castle Douglas, DG7 1BZ

Dalbeattie 6 miles, Kirkcudbright 9 miles, Dumfries 18 miles, Carlisle 52 miles, Glasgow 86 miles

A WELL PRESENTED AND MODERNISED FAMILY HOME SITUATED IN A CENTRAL POSITION WITHIN THE BUSTLING MARKET TOWN OF CASTLE DOUGLAS

- WELL-PRESENTED FOUR-BEDROOM FAMILY HOME
- OFF-ROAD PARKING AND ENCLOSED PATIO GARDEN TO THE REAR
- PERFECT FOR THE FIRST TIME BUYER OR THOSE BUYING TO RENT
- WITHIN AN EASY WALKING DISTANCE OF SCHOOLS AND CASTLE DOUGLAS TOWN CENTRE
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

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

OnTheMarket.com

INTRODUCTION

No' 4 Anderson Drive occupies a central position within a popular residential area of Castle Douglas close to the thriving high street, local parks, primary & secondary schools, etc. The property has been greatly improved within the current ownership presented as a lovely family home, incorporating all features for family day living. The accommodation is set over two floors incorporating a lounge, kitchen / diner, four bedrooms and a family bathroom. There is off-road parking on the driveway and an enclosed patio garden to the rear. All radiators are relatively new with the heating system currently managed with a Hive heating hub.

Castle Douglas high street, known as "The Food Town." The town offers a full range of amenities, including leisure facilities, health services, professional services and supermarkets. The high street is especially renowned for its variety of traditional shops, including butchers, bakers, grocers and craft outlets. Both primary and secondary education are available locally. Castle Douglas and the surrounding area also host a variety of community-run annual events, such as Civic Week and the Soapbox Derby.

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 (58 miles). Domestic and international flights can be found at Prestwick Airport (54 miles) and Glasgow International Airport (89 miles). There are mainline railway stations at both Dumfries (18 miles) and Lockerbie (31 miles), 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 No' 4 Anderson Drive are sought **in excess of: £128,000**

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

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PARTICULARS OF SALE

No' 4 Anderson Drive is of modern construction set over two floors. The accommodation throughout, briefly comprises:

GROUND FLOOR

- **Entrance Porch**
  A UPVC door to the front with an oval glazed panel.

- **Central Hallway**
  With stairs to the first-floor accommodation and understairs reading area.

- **Lounge**
  A lovely family room with a window to the front overlooking the local park.

- **Kitchen / Dining Room**
  A surprisingly spacious kitchen with a good range of floor and wall units, electric oven and hob, plumbed for white goods and a window overlooks the patio garden to the rear which is accessed from the rear hallway, just off the kitchen. There is ample room to accommodate a dining table.

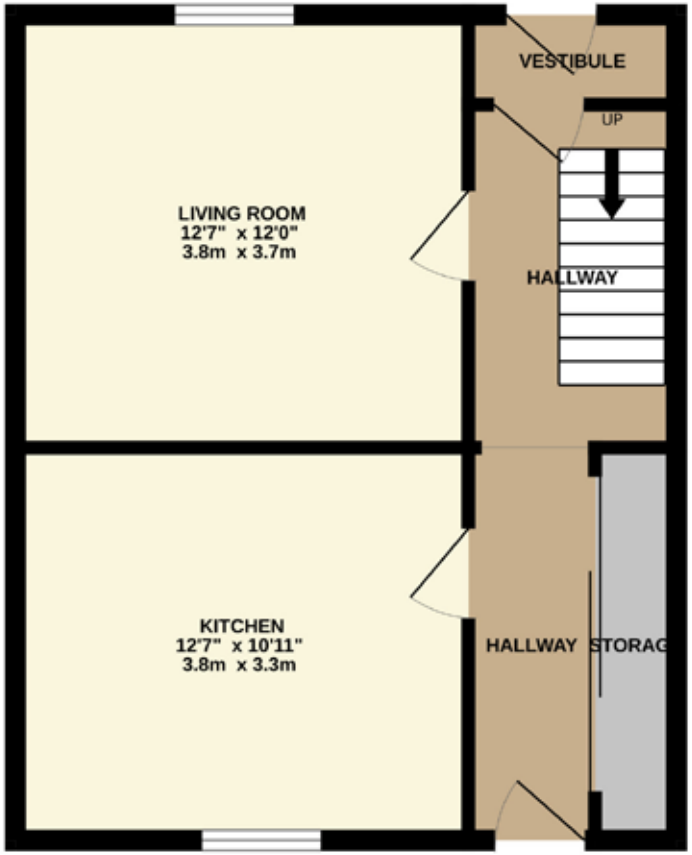
FIRST FLOOR

- **Upper Hallway**
  With two built-in storage cupboards.

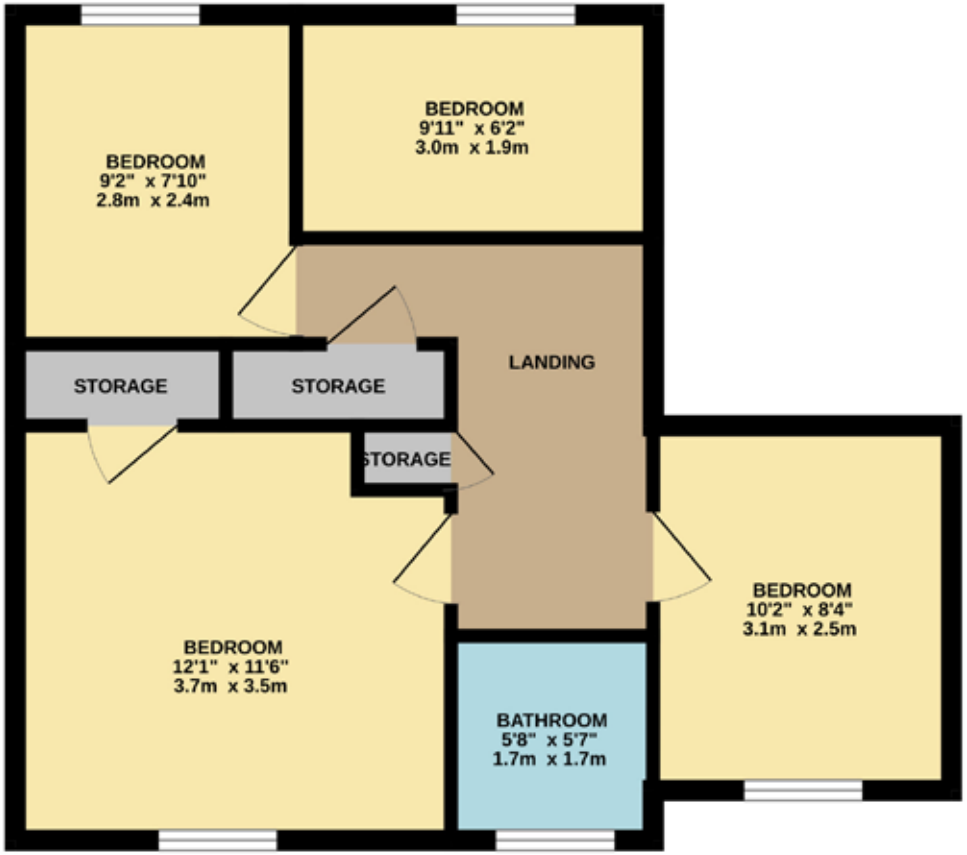
- **Bedroom 1**
  With a window set to the rear.

Floor Plan

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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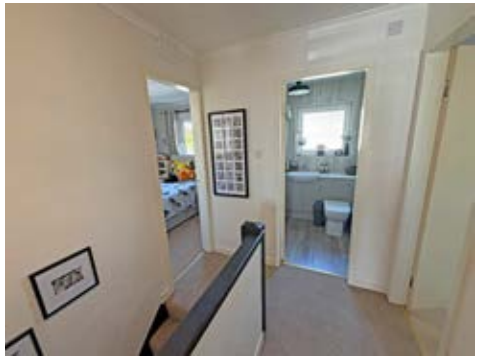
- **Family Bathroom**
  Containing a bath with a shower over, a WC & WHB are set in bathroom unit.

- **Bedroom 2**
  With a window to the rear and built-in storage cupboards.

- **Bedroom 3**
  With a window to the front.



- **Bedroom 4**
  With a window to the front.

OUTSIDE
As mentioned earlier, there is off-road parking to the front via a private driveway and an enclosed patio garden to the rear and a storage shed.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas (managed via a Hive heating hub	C	D (60)

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, _____, 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 2026