



NO' 46 MAXWELL PARK

Dalbeattie, DG5 4LS



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



No' 46 MAXWELL PARK

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Castle Douglas 7 miles, Dumfries 14 miles, Carlisle 48 miles, Glasgow 91 miles

AN ATTRACTIVE DETACHED FAMILY HOME OCCUPYING A DESIRABLE POSITION WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL AREA OF DALBEATTIE

- WELL-PRESENTED FOUR BEDROOM FAMILY HOME
- SPACIOUS, LANDSCAPED GARDEN GROUNDS
- PRIVATE DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- COUNTRYSIDE AND FOREST WALKS WITHIN A SHORT DISTANCE
- DALBEATTIE GOLF COURSE ON THE DOORSTEP
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

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

26 Maxwell Park is a beautifully presented family home, recently renovated and modernised to a high standard. Situated within a popular residential area of Dalbeattie, the house enjoys a desirable position backing onto the neighbouring golf course.

The property provides spacious and well-proportioned accommodation arranged over two floors, offering bright and contemporary four-bedroom living. The ground floor comprises a living room, WC, stylish kitchen with a dining area, utility room and integral garage. Upstairs, there are four well-proportioned bedrooms together with a modern family bathroom.

The property is approached via a gently sloping driveway, providing direct access to the integral garage and ample off-road parking for several vehicles. To the rear, the enclosed garden is predominantly laid to lawn, complemented by a paved patio area and garden shed, providing an ideal space for outdoor relaxation and entertaining.

Dalbeattie offers an excellent range of local amenities, including a relatively recently constructed school providing education from nursery through to secondary level, together with a variety of shops, professional services, medical facilities and leisure opportunities. The town is also home to the Rocks and Wheels project, which has transformed the former Dalbeattie Primary School into a popular activity and community centre. Facilities include a climbing wall, bouldering area, external pump track, café and community meeting spaces.

For outdoor enthusiasts, Dalbeattie Forest forms part of the renowned 7stanes mountain biking network, while the surrounding area provides superb opportunities for walking, cycling, golf, fishing, sailing and shooting. Dalbeattie and Colvend golf courses are both within easy reach, and the nearby Solway Coast offers a beautiful combination of scenic countryside, coastal villages and picturesque walks.

A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, while the regional centre of Dumfries offers a range of high street shops, retail parks, large supermarkets a University Campus and a major new hospital.

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 which is 65 miles away, and there are international airports in Glasgow (96 miles) and Edinburgh (93 miles). Main train links are available from Dumfries (14 miles) and Carlisle (49 miles) offering an express train to London and Glasgow.

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 46 Maxwell Park are sought **in excess of: £325,000**

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

46 Maxwell Park is a traditionally constructed property with a tiled roof, offering spacious and well-proportioned accommodation arranged over two floors. The property briefly comprises:

GROUND FLOOR

- **Entrance Hallway**

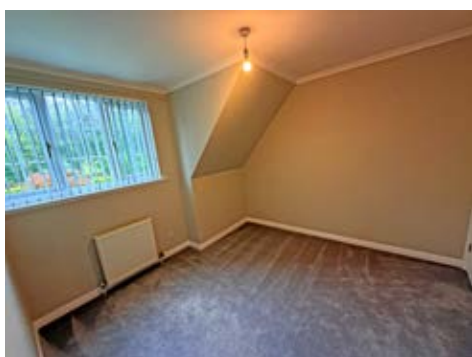
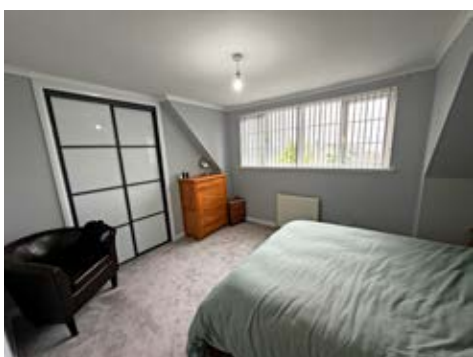
A part-glazed uPVC door opens into a bright and welcoming entrance hallway. The hallway benefits from a useful under-stair pet alcove, which could alternatively provide additional storage.

- **Living Room**

A light and spacious reception room featuring a large window overlooking the front of the property, together with double doors opening directly into the kitchen.

- **WC**

A convenient downstairs WC with wash hand basin and built-in storage cupboards, situated beneath the stairs.



- **Kitchen**

A beautifully designed and well-appointed kitchen, incorporating a range of wall and base units together with a central island and space for a kitchen table. Integrated appliances include an oven, induction hob, sink and fridge, complemented by ample worktop space.

- **Utility**

Fitted with a range of wall and base units, a sink and plumbing for white goods. A part-glazed door provides access to the outside, while a window allows natural light into the room.

- **Garage**

Accessed from the utility room, the integral garage benefits from an up-and-over door opening to the front.

FIRST FLOOR

- **Upper Landing**

The bright and spacious landing benefits from a Velux window, which floods the staircase and hallway with natural light.

- **Bedroom 1**

A well-proportioned double bedroom with built-in cupboards and a window overlooking the front of the property.

- **Bedroom 2**

A double bedroom with built-in cupboards and a window overlooking the rear.

- **Bedroom 3 / Office**

A versatile single bedroom, currently utilised as a home office, with a window overlooking the rear of the property.

- **Linen Cupboard**

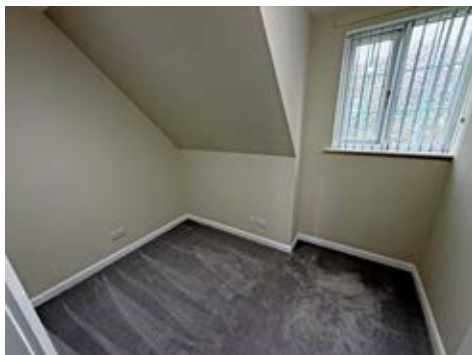
Useful linen cupboard with fitted shelving.

- **Bathroom**

A spacious and stylish bathroom comprising a freestanding bath, large walk-in shower, WC and wash hand basin, together with a window overlooking the rear.

- **Bedroom 4**

A double bedroom with a window overlooking the front of the property.



OUTSIDE

The property is approached via a gently sloping driveway with an attractive front garden, having flower beds, mature planting and a feature rock garden. The garden is relatively easy to maintain and provides a pleasant approach to the property.

The enclosed rear garden enjoys a good degree of privacy, with wall and hedge boundaries. There is a generous lawn area and a pathway leading from the patio to the bottom of the garden. The garden provides plenty of space for family activities, alfresco dining and outdoor entertaining. A useful garden shed is also included.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	G	B (84)

HOME REPORT

The home report for 46 Maxwell Park can be downloaded directly from our website: www.threaverural.co.uk/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.

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, **Paul Cavers, Cavers & Co'**, 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 September 2026



