



NO'9 ALPINE TERRACE

Dalbeattie, DG5 4HJ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



No' 9 ALPINE TERRACE

Dalbeattie, DG5 4HJ

Castle Douglas 7 miles, Dumfries 14 miles, Carlisle 49 miles, Glasgow 91 miles

A STYLISHLY PRESENTED TERRACED HOME WITH A SUPERB GARDEN CONVENIENTLY SITUATED IN AN ENVIABLE POSITION WITHIN DALBEATTIE

- THREE-BEDROOM FAMILY HOME IN WALK-IN CONDITION
- DECEPTIVELY SPACIOUS WITH HIGH, CORNICED CEILINGS
- BEAUTIFULLY LANDSCAPED GARDEN GROUNDS WITH A STONE PATIO
- ELEVATED FAR REACHING VIEWS OVER DALBEATTIE
- COUNTRYSIDE AND FOREST WALKS WITHIN A SHORT DISTANCE
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Pollock & McLean
41 Castle St
Dumfries
DG1 1DU
Tel: 01387 255414



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

9 Alpine Terrace has been tastefully modernised to create a beautiful family home, complemented by generous garden grounds and positioned along a quiet no-through road in Dalbeattie.

The accommodation is bright and spacious throughout, enhanced by high ceilings with attractive cornicing. On the ground floor, there is a welcoming open-plan living and dining room and a newly fitted kitchen. Upstairs, there are three bedrooms, two of which enjoy elevated, far-reaching views over Dalbeattie, along with a family bathroom. The house also benefits from a loft which is partially floored and useful for storage.

Outside, the property boasts generous garden grounds, with steps leading down to a cellar beneath the property. The cellar benefits from an electrical connection and provides useful additional storage space, with ample room for a large fridge-freezer. The garden is predominantly laid to lawn, with a stone patio area providing an ideal space for alfresco dining and entertaining.

Situated in the heart of Dalbeattie, 9 Alpine Terrace is only a short walk for 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, bakers, butchers, cafes, 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 supermarkets, shops 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 (94 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 9 Alpine Terrace are sought **in excess of: £180,000**

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

9 Alpine Terrace is a traditional granite-built property with a slated roof, offering spacious and well-proportioned accommodation arranged over two floors. The property briefly comprises:

GROUND FLOOR

- **Entrance Hallway**

A part-glazed composite door with obscure glass opens into a bright and welcoming entrance hallway, with stairs leading to the first floor and a couple of useful built-in cupboards.

- **Living Room**

A light-filled and well-proportioned room featuring a large window to the front. The room benefits from high corniced ceilings, a marble fireplace with gas fire and built-in cupboard with shelving. An archway leads through to the dining room.



- **Dining Room**

A spacious dining room with a large window overlooking the rear.

- **Kitchen**

A beautiful newly fitted kitchen with all integrated appliances included in the sale. Comprising a range of floor and wall-mounted units, Belfast sink, oven, hob and extractor fan, dishwasher, wine cooler, fridge freezer and microwave. A large window overlooks the rear.



- **Rear Porch**

With a part-glazed door providing access to the outside and a window to the rear.

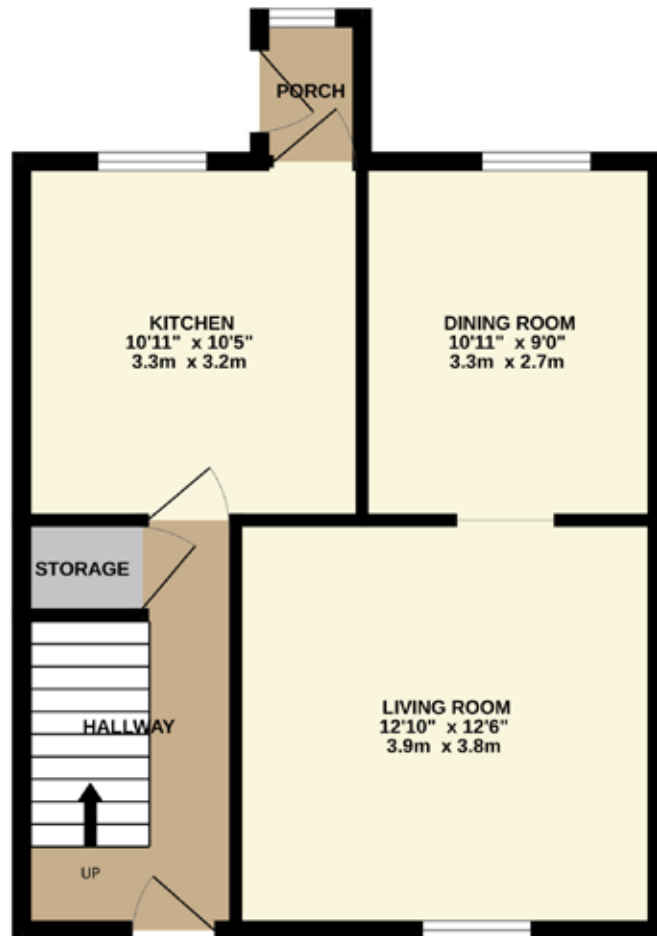
FIRST FLOOR

- **Bedroom 1**

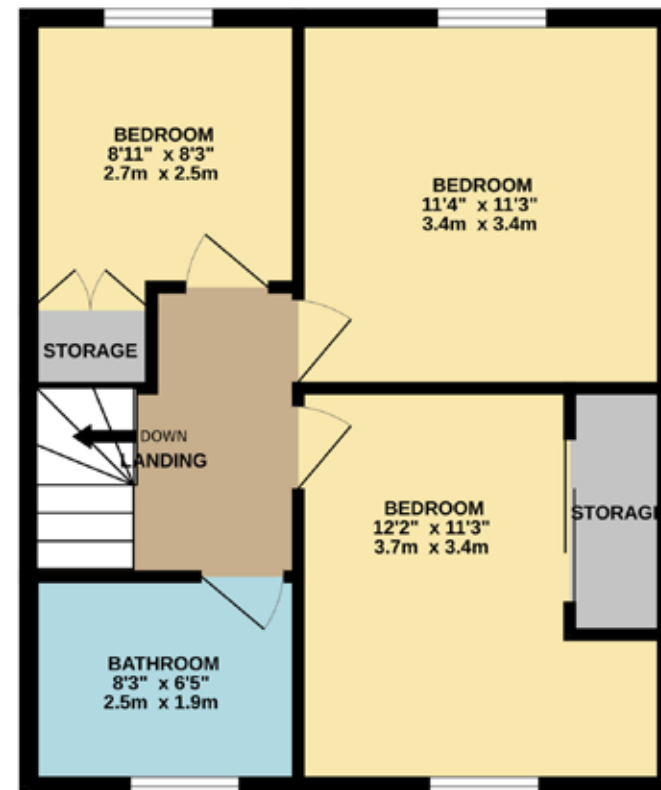
A single bedroom with built-in wardrobes and a window overlooking the rear.



GROUND FLOOR



1ST FLOOR



- Bedroom 2**

A spacious double bedroom with a large rear-facing window offering stunning, far-reaching views over Dalbeattie towards the Quarry.

- Bedroom 3**

A further spacious double bedroom with built-in wardrobes and a window overlooking the front.

- Bathroom**

A modern bathroom comprising a bath with shower over, WC and wash hand basin with built-in cupboards beneath. There is also a window to the front.



The mature shrubs and hedging provide a good degree of privacy from neighbouring gardens, while the garden itself offers ample space for family activities, outdoor dining and entertaining.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	C	C (69)

HOME REPORT

The home report for 9 Alpine Terrace 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.

OUTSIDE

9 Alpine Terrace is complemented by an attractive, well-established rear garden, predominantly laid to lawn with a paved patio area. Steps lead down to the cellar, which provides useful additional storage space.



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, **Pollock & McLean**, 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





