



NO'3 ACADEMY STREET

Castle Douglas, DG7 1AP



**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**



No' 3 ACADEMY STREET

Castle Douglas, DG7 1AP

Kirkcudbright 10 miles, Dumfries 18 miles, Carlisle 52 miles, Glasgow 86 miles

A SPACIOUS TWO / THREE-BEDROOM DETACHED HOUSE NESTLED WITHIN A PRIVATE PLOT, YET WITHIN A CENTRAL LOCATION OF THE MARKET TOWN OF CASTLE DOUGLAS

- BRIGHT AND SPACIOUS TWO / THREE BEDROOM DETACHED HOUSE
- LANDSCAPED GARDEN GROUNDS TO THE FRONT WITH AN ENCLOSED REAR GARDEN
- SUMMERHOUSE/WORKSHOP AND A LEAN TO WOODSTORE
- WITHIN AN EASY WALKING DISTANCE TO TOWN CENTRE AMENITIES
- WITHIN AN EASY DRIVE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Sandi M A Shields
Colledge & Shields LLP
30 Castle Street
Dumfries
DG1 1DU
Tel: 01387 240044



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. 3 Academy Street is situated in a central position within the pretty market town of Castle Douglas. Set back from the road, the detached cottage sits centrally within its plot, with garden grounds to both the front and rear.

The accommodation is arranged over two floors and briefly comprises a living room, kitchen/diner, shower room and two bedrooms on the first floor, together with a further versatile room currently used as a workshop, which could potentially be utilised to increase the living space.

The property enjoys a central position within the thriving market town of Castle Douglas, Scotland's renowned 'Food Town'. The town offers an excellent range of everyday amenities, including supermarkets, independent retailers, cafés, restaurants, butchers, bakers, delicatessens and craft shops, together with a comprehensive selection of professional services, healthcare facilities, leisure amenities and both primary and secondary schooling. Renowned for its strong community spirit, Castle Douglas hosts a variety of popular annual events, including Civic Week and the Soapbox Derby, and provides an excellent base from which to explore the beautiful Galloway countryside and the stunning Solway Coast.

This part of southwest Scotland boasts one of the most varied and picturesque landscapes in the country, ranging from the rolling Southern Upland Hills to the beautiful bays, sandy beaches and rugged coastline of the Solway Firth. 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, retaining its natural beauty and unspoilt character.

Outdoor pursuits are exceptionally well catered for, with excellent opportunities for walking, cycling, sailing, fishing and shooting throughout the surrounding countryside. The nearby Galloway Forest Park, surrounding coastlines and numerous lochs provide a wealth of recreational opportunities, while golfers are well served by a choice of highly regarded courses across the region.

Communications to the area are excellent, with the property enjoying convenient access to the A75 Euro Route, providing links east towards Dumfries and the M74/M6 motorway network, and west towards Stranraer and the ferry terminal at Cairnryan, offering regular crossings to Northern Ireland. Domestic and international flights are available from Glasgow and Edinburgh Airports, as well as Glasgow Prestwick Airport. Mainline railway stations at Dumfries and Lockerbie provide regular services to both Glasgow, Edinburgh and London.



METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for No' 3 Academy Street are sought **in excess of: £160,000**

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

The bright and spacious accommodation is set over two floors, very briefly comprising:

GROUND FLOOR

Entrance Hallway

With stairs leading to the first floor, an understairs cupboard and built-in cupboards housing the boiler.

Lounge

A bright and welcoming room with a wood-burning stove and a large window overlooking the front garden.



Kitchen/ Diner

An open-plan space with dual aspect windows, and doors providing access to both the front and rear gardens. The kitchen is fitted with a range of wall and floor units, cooker and extractor fan and sink, together with plumbing for white goods. Stairs lead from the kitchen to the versatile workshop/bedroom.



Bedroom 3 / Former Workshop

A spacious versatile room with large windows to the front and side of the property. Previously used as the master bedroom, the room benefits from plumbing for an en-suite and is currently utilised as a workshop, with a sink and worktops.



Shower Room

Fitted with a shower cubicle, WC and wash hand basin, together with a window to the rear.





FIRST FLOOR

Bedroom 1

A spacious bedroom with a window to the front, built-in cupboards and an en-suite shower room incorporating a shower, WC and wash hand basin.

Bedroom 2

A well-proportioned room with a window to the front, Velux window to the rear and built-in cupboards.

OUTSIDE

As mentioned earlier, there is a lovely front garden, beautifully landscaped with a variety of flowers and shrubs, together with a paved patio and lawned area. A gateway to the side of the house provides access to the lean-to woodstore, which leads through to the rear garden. There is an outside tap at the rear of the house. Steps lead up to the lawn, where there is also a summerhouse/workshop with electricity and an internet connection, making it an ideal space for working from home.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	D	D (59)



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, **Sandi M A Shields at Colledge & Shields LLP**, for a definitive list of burdens subject to which the property is sold.

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.

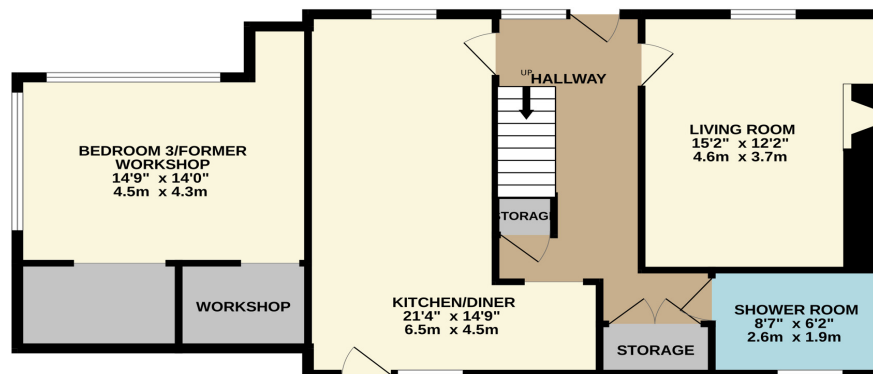
OFFERS (Closing Date)

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.

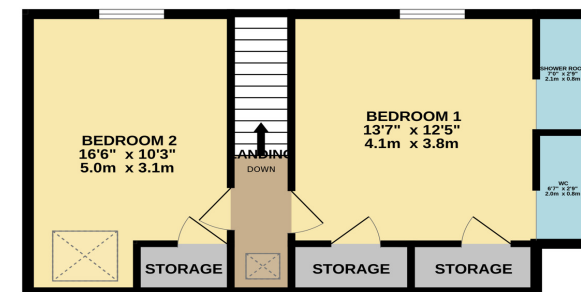
GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

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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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 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