

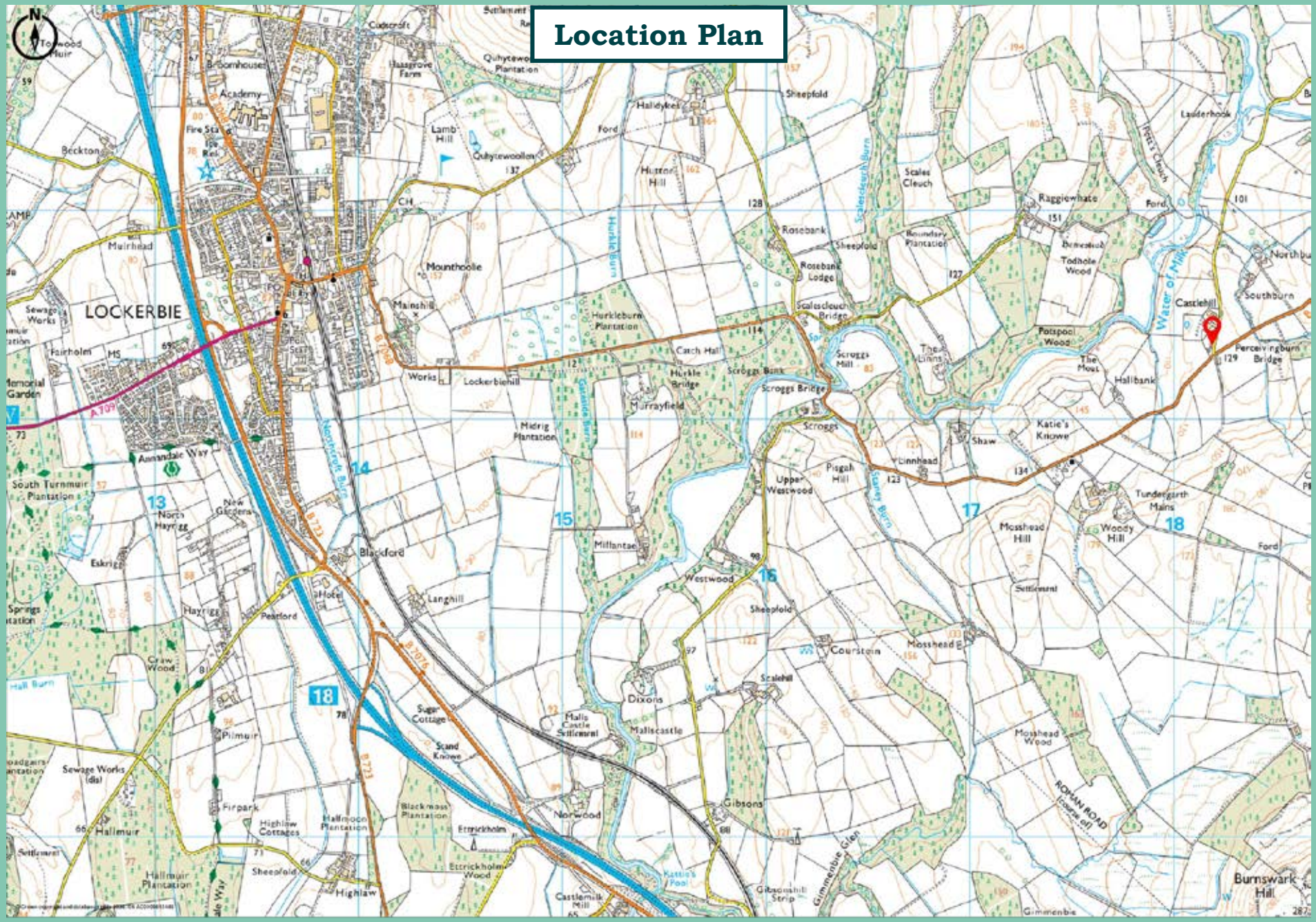
CASTLEGARTH BUNGALOW

Tundergarth, Lockerbie, DG11 2PX

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

CASTLEGARTH BUNGALOW

Tundergarth, Lockerbie, DG11 2PX

Lockerbie 3.5 miles, Dumfries 14.5 miles, Carlisle 25 miles, Glasgow 73 miles

A BRIGHT, SPACIOUS AND BEAUTIFULLY PRESENTED BUNGALOW SITUATED IN AN IDYLLIC RURAL POSITION YET ONLY A SHORT DRIVING DISTANCE FROM THE MARKET TOWN OF LOCKERBIE

- SPACIOUS THREE-BEDROOM FAMILY HOME WITH WRAP AROUND GARDEN GROUNDS
- COUNTRYSIDE LOCATION WITH DELIGHTFUL FAR-REACHING VIEWS
- PRIVATE DRIVEWAY AND ATTACHED GARAGE
- GREAT COMMUTING LINKS VIA MAJOR ROAD NETWORKS & LOCKERBIE TRAIN STATION

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

Karen Norman Thorpe
Henderson & Mackay
35 High Street
Lockerbie
DG11 2JP
Tel: 01576 202137

OnTheMarket.com

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
Castlegarth Bungalow sits in an idyllic rural position surrounded by rolling hills and lush countryside. This delightful home is in walk-in condition with wrap around garden grounds and a driveway laid to gravel. Situated just off the B7068 on a minor no through road, the main of the accommodation comprises of a lounge, dining room, sunroom, kitchen, utility and three good sized bedrooms, one being ensuite. A more detailed description, along with a floor plan, is contained within these particulars of sale showing the layout and dimensions of the accommodation.

The closets village is Bankshill which a quiet rural village, yet within close proximity to Lockerbie allowing locals and tourists to experience contemporary facilities while maintaining the hamlet's rural beauty. The nearby parish of Tundergarth, efforts to preserve historical sites and natural surroundings helps the parish maintain its exceptional quality. Tundergarth is a community where nature and history are entwined firmly. For those looking for a link to Scotland's history and present, Tundergarth presents a rich tapestry of events from its ancient roots and agricultural legacy. The village's reflective and rustic beauty abounds thanks to its calm surroundings, historical sites, and enduring community spirit.

Lockerbie offers all essential services with a comprehensive range of leisure facilities, a modern health centre, butchers, wide range of professional services as well as two national supermarkets. Primary and secondary schooling are available at Lockerbie; both being highly regarded. This area is excellently connected with commuting links northbound to Glasgow and Edinburgh and southbound to England. The railway station at Lockerbie (3.5 miles approx.), runs a full timetable of services both north and south.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is renowned for the quality and variety of both field sports and leisure activities, with outdoor and sporting enthusiasts exceptionally well-catered for. Opportunities for both shooting and fishing are readily available locally, particularly along the renowned River Annan, famous for its salmon and sea trout fishing. The diverse landscape, coupled with proximity to the coast, supports a wide range of outdoor pursuits, including scenic walking routes, sailing, and cycling. Curling, a sport deeply embedded in local tradition, is especially prominent in Lockerbie, home to one of the finest ice rinks in the country, which has produced several national-level competitors. Equestrian activities are also a distinctive feature of the county, with two active branches of the Pony Club of Great Britain supporting riders of all abilities.

DIRECTIONS
As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE
The property is offered for sale by private treaty as a whole.

GUIDE PRICE
Offers for Castlegarth are sought **in excess of: £340,000**

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

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

PARTICULARS OF SALE

CASTLEGARTH BUNGALOW
Castlegarth Bungalow enjoys a rural picturesque position with some far-reaching views over the surrounding countryside. The property is of modern construction set over a single floor offering generously proportioned flexible family accommodation, briefly comprising:

- **Vestibule**
  A welcoming entrance to the bungalow with a part glazed UPVC door, a window to the front and built-in cupboards.

- **Central Hallway**
  Bright and spacious central hallway with decorative parquet flooring and built-in cupboards.






- **Lounge**
  A generously proportioned family room with a picture window to the front providing lovely, open countryside views. An electric fire is set in a feature fireplace.

- **Dining Room**
  With ample room to accommodate family dining and there is a picture window to the rear with open, far-reaching countryside views.

- **Sunroom**
  A lovely bright room flooded with natural light with four large, glazed units flooding, a door opens into the garden grounds.

- **Kitchen**
  The kitchen has a generous range of built-in floor and wall units incorporating a double electric oven, integrated dishwasher and a larder cupboard. A window is set to the rear.

- **Family Bathroom**
  Spacious bathroom with modern sanitary ware and a wash hand basin is set into a bathroom unit incorporating an LED mirror.

- **Utility Room**
  Again, with a good range of floor and wall units and plumbed for white goods, a part glazed UPVC door is set to the rear.

- **Bedroom 1**
  A window is set to the front and built-in wardrobes.

- **Bedroom 2 (En-suite)**
  With built-in mirrored wardrobes and a window to the front. The **ensuite** is fitted with a shower, WC and a WHB is set in a bathroom unit.

- **Bedroom 3**
  With built-in mirrored wardrobes and a window is set to the rear.

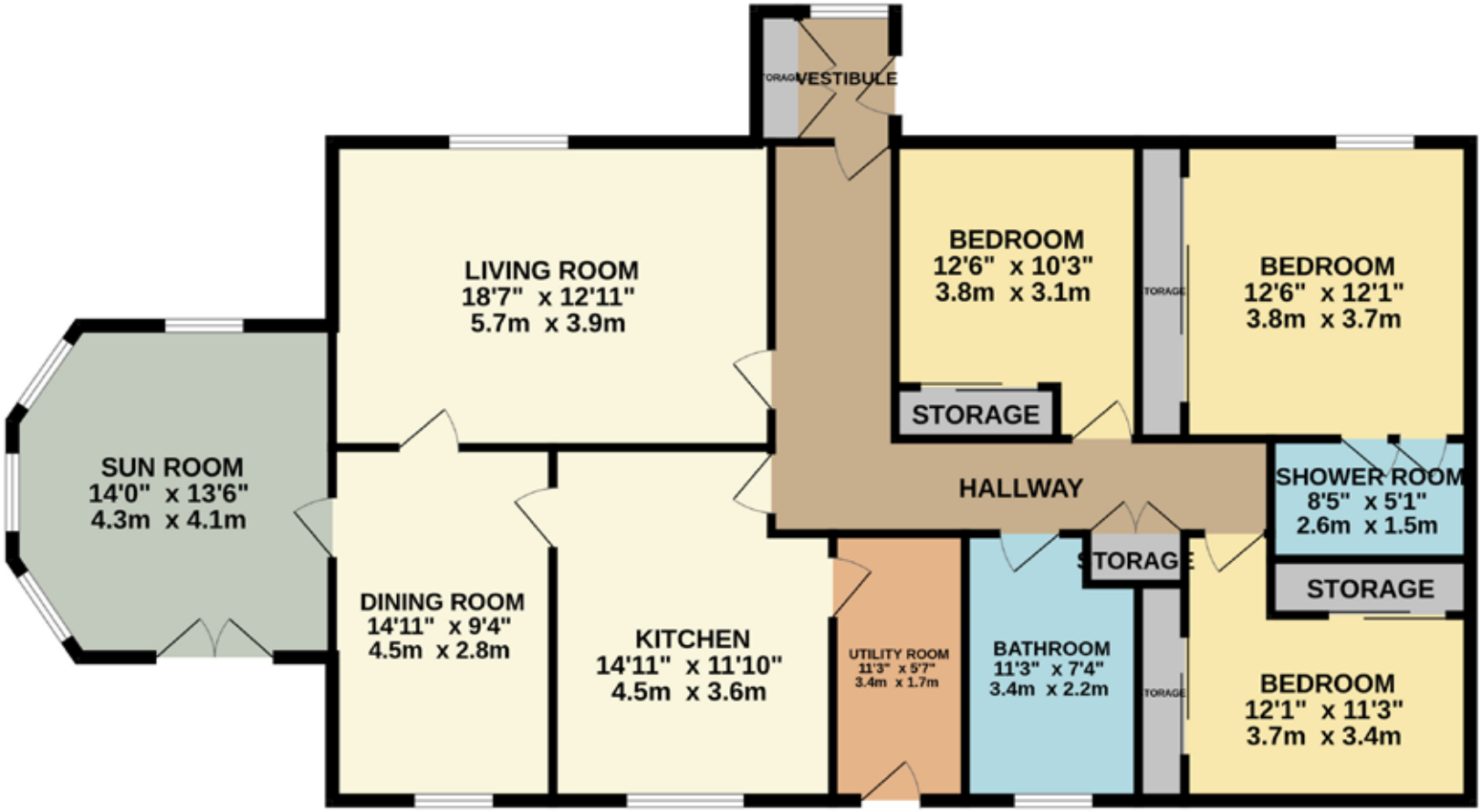
- **Attached Single Garage**
  Accessed externally via a personnel door, the boiler room is set to the rear which has a WC and an internal door accessing the garage.






Floor Plan

GROUND 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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OUTSIDE
Gardens grounds wrap around the bungalow and there is a hardstanding driveway providing ample parking.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	E	D (68)

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, **Karen Norman Thorpe, Henderson & Mackay** 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.

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 October 2026