



# KYLEBEGS,

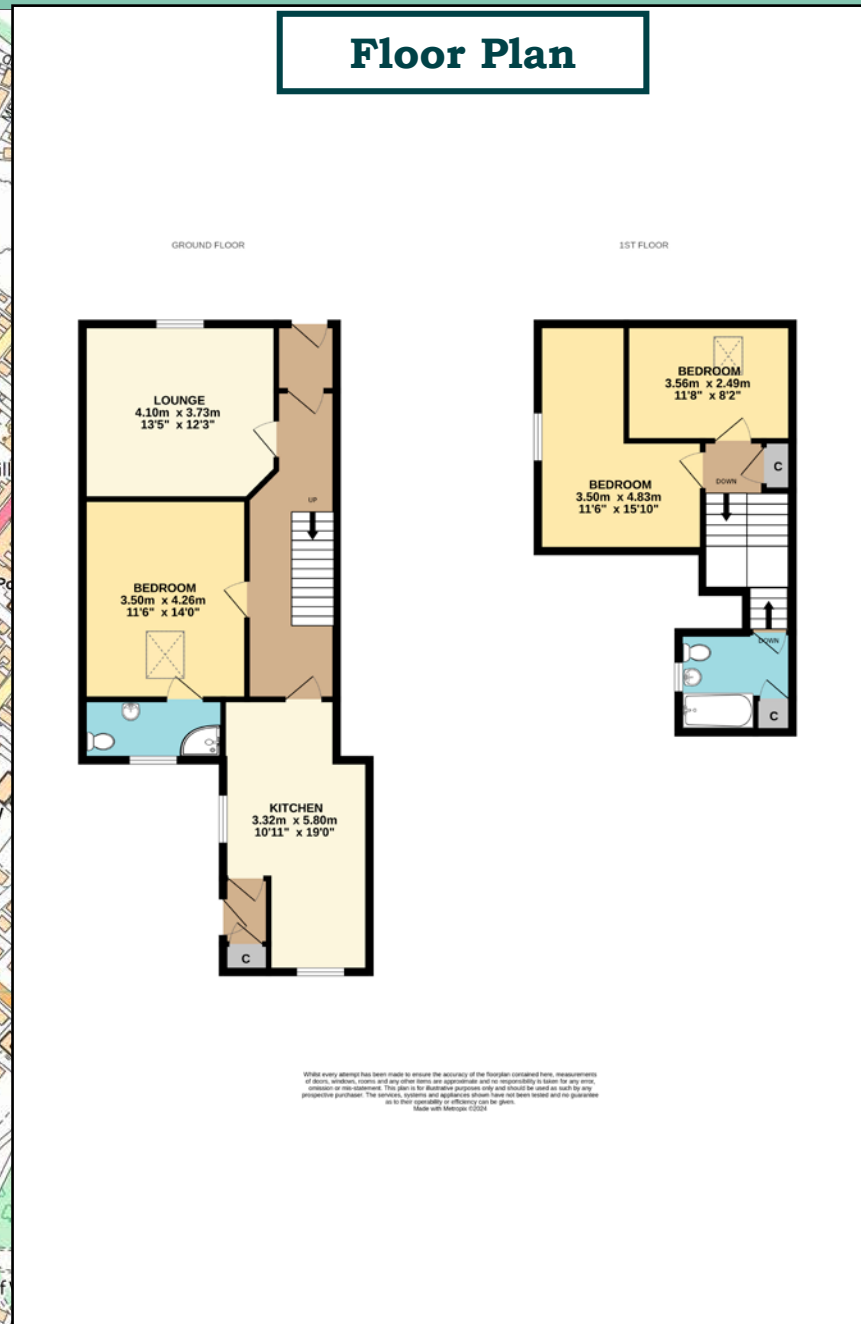
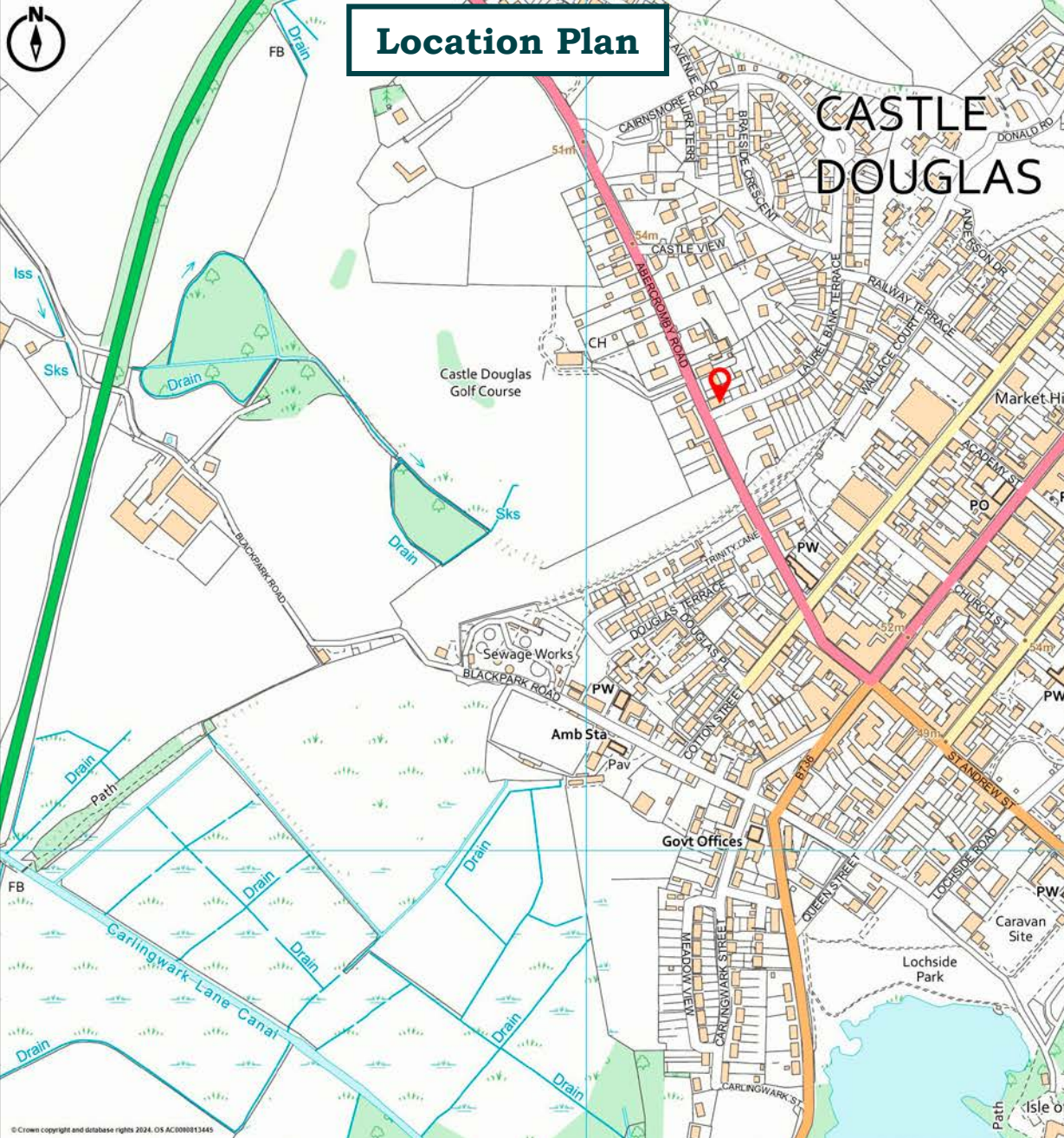
23 Abercromby Road, Castle Douglas, DG7 1BA



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS





# KYLEBEGS

**23 ABERCROMBY ROAD, CASTLE DOUGLAS, DG7 1BA**

Dumfries 18 Miles, Carlisle 52 Miles, Glasgow 94 Miles

## A TRADITIONAL SEMI-DETACHED COTTAGE SET WITHIN A SOUGHT AFTER RESIDENTIAL AREA OF CASTLE DOUGLAS

- THREE BEDROOM ACCOMMODATION SET OVER TWO FLOORS
- ENCLOSED GARDEN GROUNDS TO THE REAR WITH A SINGLE GARAGE
- WITHIN WALKING DISTANCE TO CASTLE DOUGLAS GOLF COURSE & TOWN CENTRE
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY**

### VENDORS SOLICITORS

Amy Orr  
Brazenall & Orr  
104 Irish Street  
Dumfries  
DG1 2PB  
Tel: 01387 255695



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453



Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Kylebegs is of traditional construction located within the sought after residential area of Castle Douglas. The property is conveniently located within a short walk of local amenities and the popular Castle Douglas golf club.

In recent years the cottage has been utilised as a rental property and although offers good accommodation and has some original features such as cornices and a lovely feature fireplace in the lounge, it would benefit from a program of cosmetic upgrading.

Kylebegs has street frontage onto Abercromby Road with double wrought iron gates providing vehicular access to the rear. The garden grounds to the are enclosed, mainly laid to lawns with a detached single garage.

Castle Douglas (The Food Town), which offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, delicatessen's, butchers, bakers, grocery stores and craft outlets. Primary & Secondary education is available within the town.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Edinburgh and Glasgow within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie, which run a full timetable both north and south. The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses, with Castle Douglas golf course located just across the road.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers Kylebegs are sought **in excess of: £150,000**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## *PARTICULARS OF SALE*

Kylebegs is of traditional construction set mainly under a slated roof. The dwelling offers comfortable family accommodation over two floors, very briefly comprising:



## GROUND FLOOR

- **Front Entrance Porch**  
With tiled flooring and glazed door through to the hallway.
- **Central Hallway**  
With a staircase off to the first floor and understair storage cupboard.
- **Lounge**  
With a lovely traditional cast iron fireplace with a wooden surround, there is a window to the front.

- **Double Bedroom 1 (Ensuite)**  
With a Velux type window and ensuite off. At present there is a corner bath with a shower over, WC & WHB.
- **Kitchen**  
With a range of floor and wall units and double aspect windows enhancing the natural light, there is also ample space to accommodate a family dining table. A door opens into the rear door porch,



## FIRST FLOOR

- **Family Bathroom**  
Bath with a shower over, WC, WHB cupboard housing hot water tank.
- **Double Bedroom 2**  
With a window to the side.
- **Single Bedroom 3**  
With a Velux type window.





**OUTSIDE**

As mentioned earlier, there are enclosed garden grounds to the rear which are made up of lawns with a single garage. To the front there is small area of garden which is bound by a stone wall and wrought iron railings.

**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	D	E 44

**HOME REPORT**

A home report can be downloaded from our website:

[www.threaverural.co.uk/property](http://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, **Amy Orr, Brazenall & Orr** 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.

**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.



### **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 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.



