



# NO' 174 KING STREET

Castle Douglas, DG7 1DA



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan

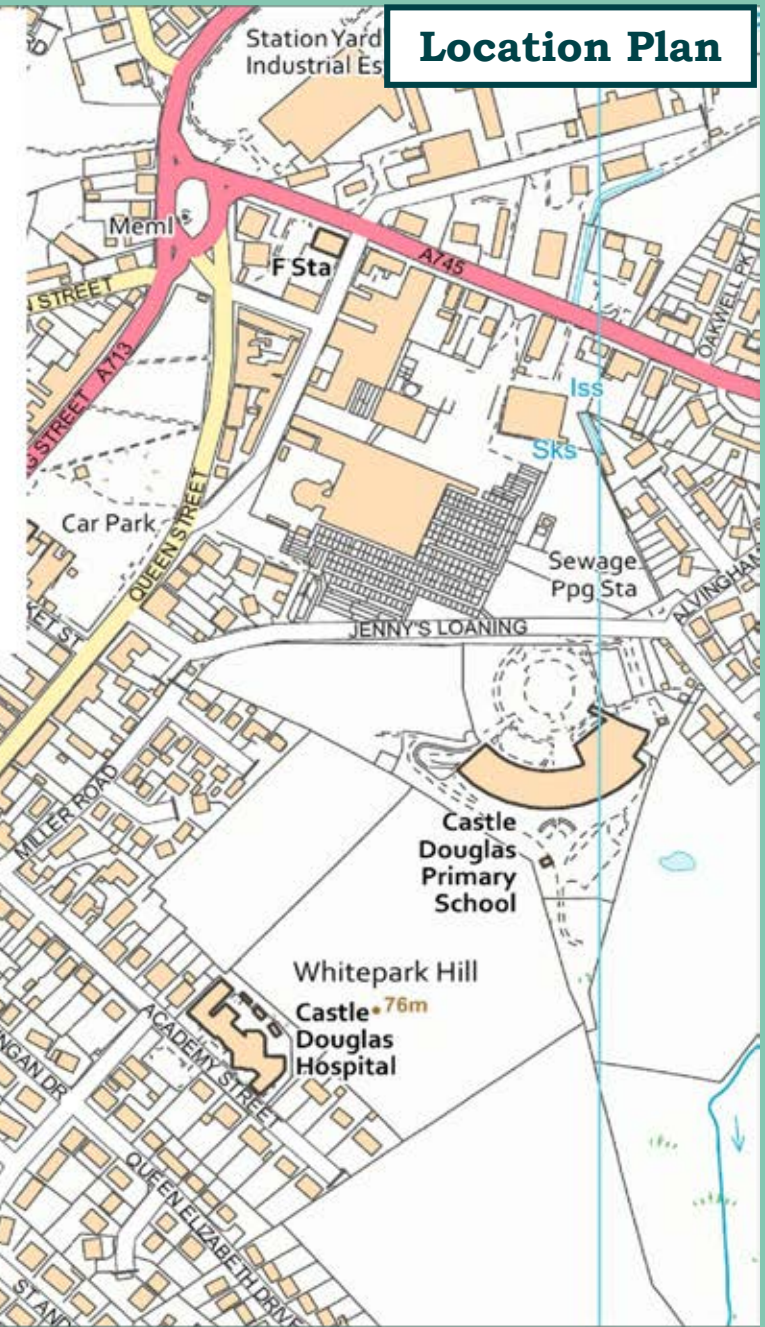
GROUND FLOOR



1ST FLOOR



We've every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-assertion. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon have been noted and no guarantee as to their operability or efficiency can be given.  
Made with Intropix 05024



# No' 174 KING STREET

Castle Douglas, DG7 1DA

Dumfries 18 Miles, Carlisle 54 Miles, Glasgow 93 Miles, Edinburgh 96 Miles

## A WELL PRESENTED TOWNHOUSE WITH ENCLOSED GARDEN GROUNDS SITUATED WITHIN A CENTRAL POSITION OF THE BUSTLING MARKET TOWN OF CASTLE DOUGLAS

- WELL-PRESENTED TWO STOREY DWELLINGHOUSE
- FRESHLY DECORATED WITH A MODERN KITCHEN & NEW ENSUITE BATHROOM
- GARDEN GROUNDS & A SINGLE GARAGE TO THE REAR
- WONDERFUL NATIONAL TRUST WALKS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN CLOSE PROXIMITY TO MAJOR COMMUTING NETWORKS

**FOR SALE PRIVATELY**

### VENDORS SOLICITORS

Karen Baird  
Hall Baird Solicitors  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 502764



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

### 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

No' 174 King Street is situated within a central location of the main shopping thoroughfare of the picturesque market town of Castle Douglas benefitting from pedestrian access from King Street and vehicular access from Cotton Street.

The property offers well-presented three-bedroom accommodation over two floors, recently benefitting from a refitted kitchen and a brand new en-suite bathroom. In addition, most of the accommodation has been freshly decorated. To the rear of the dwelling are enclosed garden grounds with a brick-built storage shed. The detached single garage is accessed from Cotton Street. In recent years the property has been utilised as a private let, therefore the property could appeal to those wishing to buy to rent, or indeed, a great investment for the first-time buyer.

The thriving High Street of Castle Douglas (The Food Town) offers all essential services and is renowned for its niche retailing with a wide range of traditional shops, delicatessens, craft beer and wine outlets, butchers, bakers' grocers, craft outlets, etc. Both primary and secondary schools are also available within the town along with a modern health centre and a wide range of professional services, as well as two national supermarkets, all within walking distance.

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 Glasgow & Edinburgh within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

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 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 the region boasting no fewer than twenty-nine courses, the closest being within Castle Douglas.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for No' 174 King Street are sought **in excess of: £155,000.**

## 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

No' 174 King Street offers bright, well-presented three-bedroom accommodation over two floors, as follows:

### GROUND FLOOR

- **Front Entrance Porch**  
Of UPVC construction glazed to three sides with a part glazed UPVC door, outside light with a switch in the hall.
- **Kitchen**  
The kitchen is fitted with a modern floor unit with ample room for accommodating a dining table.



- **Utility Room**

Plumbed for white goods, base unit with a sink set in and a window to the side.



- **Lounge**

With two windows to the front.



## FIRST FLOOR

- **Single Bedroom 1**

With a window to the side.

- **Shower Room**

With a shower cubicle, WC & WHB.

- **Single Bedroom 2**

With a window to the front.

- **Double Bedroom 3 (Ensuite)**

With a window to the front, ensuite off. The ensuite has a bath with a shower over, WC, WHB and large walk-in storage cupboard.





### OUTSIDE

As mentioned earlier, there are enclosed garden grounds to the rear of the property with a gated access leading to the detached single garage accessed off Cotton Street.



### SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	C	D 65

### HOME REPORT

The Home Report can download the direct from our website: [www.threaverural.co.uk](http://www.threaverural.co.uk)

### 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 Baird, Hall Baird Solicitors** 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.

### 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.



### **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 2024***

