



# ANGEL COTTAGE

Cairnleys, Castle Douglas, DG7 2NU



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# ANGEL COTTAGE

**Cairnleys, Castle Douglas, DG7 2NU**

**Dumfries 18 Miles, Carlisle 52 Miles, Glasgow 94 Miles**

## A THOROUGHLY CHARMING TRADITIONAL GALLOWAY COTTAGE LOCATED IN A RURAL SETTING JUST ON THE PERIPHERY OF THE BUSTLING MARKET TOWN OF CASTLE DOUGLAS

- DETACHED THREE BEDROOM COTTAGE SET OVER A SINGLE FLOOR
- WRAP AROUND GARDEN GROUNDS
- DETACHED TRADITIONAL BOTHY (DEVELOPMENT POTENTIAL)
- SITUATED IN A COUNTRYSIDE LOCATION WITH OPEN VIEWS
- WITHIN WALKING DISTANCE TO CASTLE DOUGLAS TOWN CENTRE
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

### FOR SALE PRIVATELY

#### VENDORS SOLICITORS

Mrs Karen Baird  
Hall Baird Solicitors  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 5027640



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#### 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

Angel Cottage is a thoroughly charming detached single storey dwelling located within a rural setting yet within a reasonable walking distance of all town centre amenities within the bustling market town of Castle Douglas. This whitewashed cottage is thought to have been constructed in the mid to late 19th century with the main accommodation comprising of three bedrooms, a lounge, kitchen and a sunroom. **In addition**, situated to the side of the dwellinghouse is a detached bothy which at present is utilised for storage, however, this traditional building could have development potential for either extending the living accommodation in the cottage or indeed for creation of a granny annex or holiday accommodation. Although the cottage would benefit from some modernisation in parts, it provides the perfect blank canvas for any buyer to put their own stamp on.

Angel Cottage is approached by an unnamed minor road, just off Abercromby Road. The garden grounds to the front are laid to lawn and bound by a neat timber fence. There is a detached single garage with electricity laid in and generous southwest facing garden grounds to the rear, which again are laid to lawns, planting beds, specimen trees, shrubs and areas of paving. Given the location of Angel Cottage, a bounty of native wildlife can be enjoyed on a daily basis.

As mentioned earlier, Angel Cottage is conveniently located within reasonable walking distance of the town centre of 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. Castle Douglas is a thriving community with lots of community run event taking place throughout the year, to include the fabulous Soapbox Derby and Civic week celebrations.

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 Prestwick 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 at the rear of Angel Cottage.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for Angel Cottage are sought in **excess of: £250,000**

## 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

Angel Cottage is of traditional construction set under a slated roof. The dwelling offers comfortable family accommodation over a single floor, very briefly comprising:

- **Boot Room / Utility Room**  
The perfect place to kick off muddy boots where the floor is laid to laminate, and a base unit provides a useful storage space. There is a window to the side.
- **Family Bathroom**  
Containing a bath with a shower over, WHB & WC, there is a window to the rear.
- **Lounge**  
With a wood burning stove set in an inglenook fireplace setting the scene for those cosy winter nights in. There is a shelved alcove and double aspect windows enhancing the natural light.



- **Kitchen**

With a good range of floor and wall units, built-in electric oven and gas hob (gas cylinders), new integrated washing machine and there is ample space to accommodate a dining table. A window is to the rear providing open countryside views.



- **Sunroom**

Overlooking the garden grounds with patio doors and glazing to two sides. A lovely space to enjoy the peaceful surroundings.

- **Double Bedroom 1**

With a window to the front.

- **Double Bedroom 2**

With a window to the front.

- **Double Bedroom 3**

With a window to the side and built-in storage.



# Floor Plan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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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## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	E	E 42

## 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, **Mrs 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. 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 February 2025***

# Sale Plan



Angel Cottage



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