

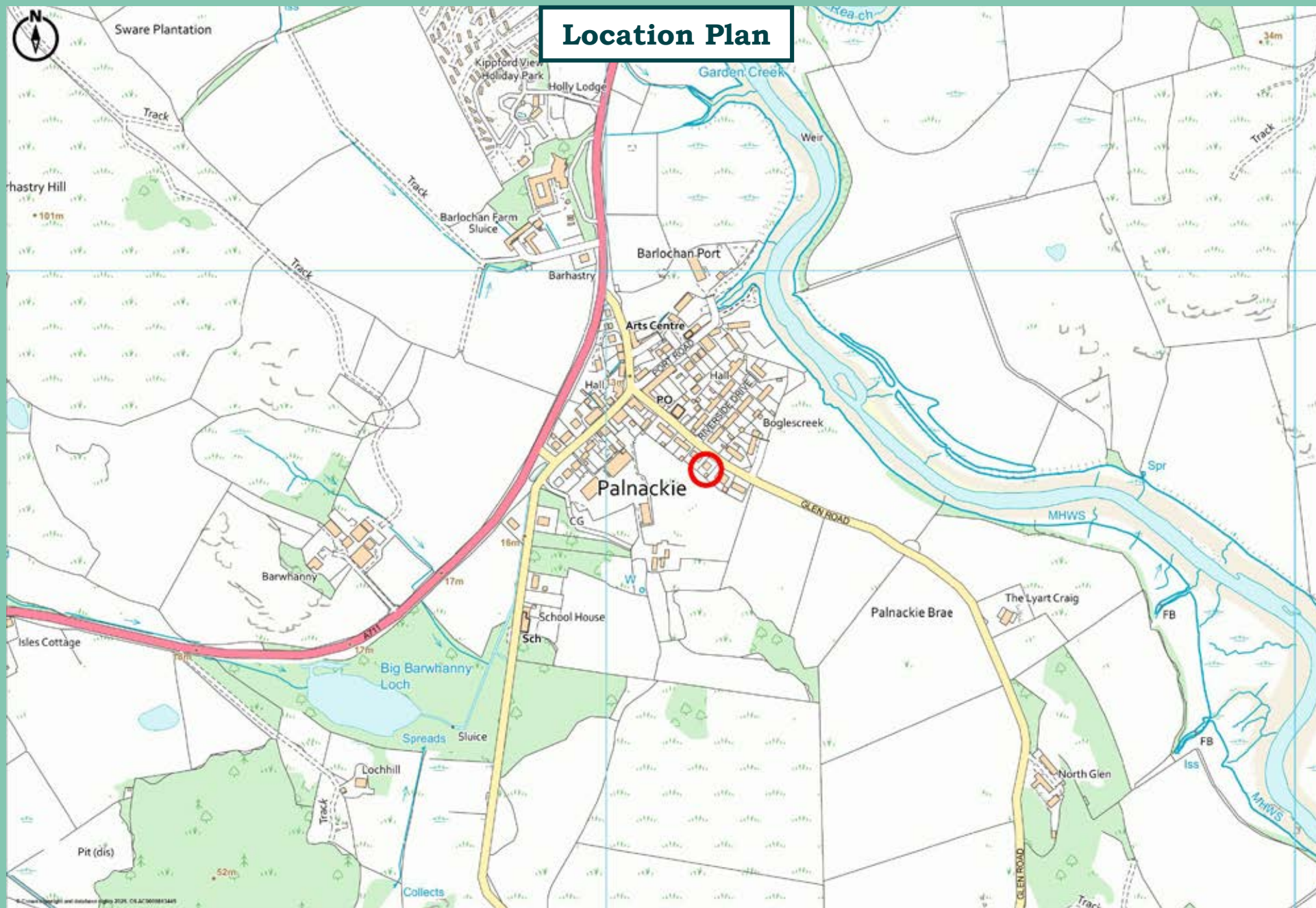


ROANNE

Palnackie, Castle Douglas, Dumfries & Galloway, DG7 1PH



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



ROANNE

Palnackie, Castle Douglas, Dumfries & Galloway, DG7 1PH

Dalbeattie 3 miles, Castle Douglas 6 miles, Dumfries 17 miles, Carlisle 55 miles, Glasgow 90 miles

A BEAUTIFULLY PRESENTED BRIGHT AND SPACIOUS THREE BEDROOM BUNGALOW SITUATED IN THE QUIET VILLAGE OF PALNACKIE

- SPACIOUS LIGHT-FILLED DETACHED THREE BEDROOM BUNGALOW
- GENEROUS WRAP AROUND GARDEN GROUNDS
- RECENT LANDSCAPING WORK DONE ON REAR GARDEN
- OFF-ROAD PARKING & SINGLE GARAGE
- LOCAL WALKS, SANDY BEACHES AND COVES WITHIN CLOSE PROXIMITY
- WITHIN EASY COMMUTING DISTANCE TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Cavers & Co
40/42 St Mary Street
Kirkcudbright
DG6 4DN
Tel: 01557 331217



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

Roanne is a charming light-filled traditional bungalow located on a quiet no-through road in the picturesque harbour village of Palnackie, nestled in the heart of Dumfries & Galloway. This well-presented property features three good sized bedrooms and benefits from off-street parking to the side of the house along with a single garage. The front of the bungalow enjoys a peaceful outlook onto a quiet road, while the rear offers open views across the surrounding countryside - perfect for those seeking a semi-rural lifestyle.

In the current ownership Roanne has been greatly improved with fresh neutral décor, a new boiler for the oil-fired central heating system and a bunded tank, new timber shed, etc. and raised timber decking has been added to the rear garden making this suntrap a lovely haven for enjoying the summer months. In addition, the rear garden at present is being landscaped with the vision of developing an attractive wildlife pond which will also catch any rainwater runoff from the land at the rear.

Roanne is located within the charming village of Palnackie, a well-established rural community set on the banks of the Urr Estuary. The village benefits from a range of essential local services including a well-regarded primary school, a village shop, and an active community council. Palnackie was historically a thriving outpost serving the market towns of Dalbeattie and Castle Douglas, with its tidal harbour, known locally as Barlochan Basin, once central to both the transportation of goods and later, the cockling industry. Today, the village offers a quieter pace of life and has become an increasingly popular destination for visitors, with nearby Barlochan hosting a well-established holiday park.

The surrounding landscape is among the most picturesque in the lower Urr Valley and is typical of the Dumfries and Galloway region, with its dramatic coastline, sandy beaches, and rolling countryside. The area supports a wide range of outdoor pursuits including walking, hill and woodland trails, shooting, fishing, sailing, kayaking, and mountain biking. The region boasts numerous golf courses catering to all skill levels.

A further range of local services can be found in the nearby town of Dalbeattie, just a short drive from Palnackie. Dalbeattie offers an excellent selection of independent shops, cafés, and restaurants, and is home to the Dalbeattie Learning Campus, providing education from early years through to secondary level. The town is also known for its 7stanes mountain biking centre, attracting enthusiasts from across the region. Additional amenities including supermarkets, a medical centre, dental services, and leisure facilities can be found in Castle Douglas, known locally as 'The Food Town', which also boasts a wide selection of

local produce. While Dumfries, is also within easy reach and offers a further range of services including large supermarkets, retail parks, a modern district hospital (DGRI), and a campus of the University of the West of Scotland.

Communications to the area are excellent, with the property lying within close proximity to the A75, offering efficient road links to the M6 and M74. Ferry services to Northern Ireland operate from Cairnryan, approximately 63 miles away, while international travel is facilitated by nearby Prestwick and Glasgow airports. Mainline railway services are available at both Dumfries and Lockerbie, providing regular connections to Glasgow, Edinburgh, and London.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Roanne are sought **in excess of £220,000**

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

Roanne offers bright and spacious accommodation set within a charming plot in the heart of Palnackie, briefly comprising:

- **Side Door Porch**
Accessed from the side of the property and ideal for boot and coat storage.
- **Open-Plan Kitchen / Dining**
A light-filled and welcoming space comprising a stylish kitchen area fitted with a Halogen hob, integrated extractor, and plumbed for white goods. With a step leading down to a cosy dining/sun area with triple-aspect windows and direct access to the rear garden.



- **Living Room**
A generously sized family room featuring a large picture window overlooking the front garden and an open fireplace, providing a lovely focal point.

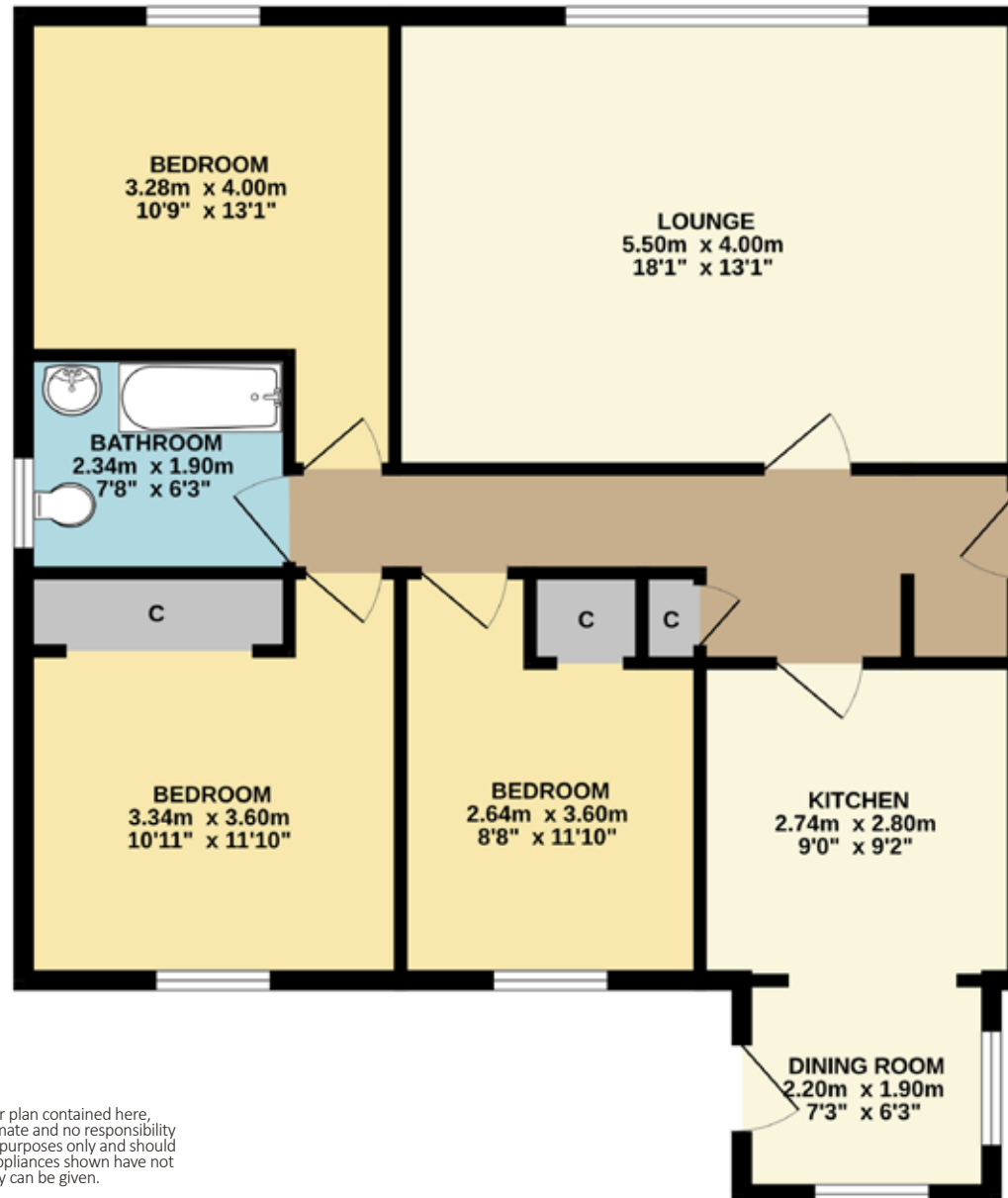


- **Hallway**
With a store cupboard.
- **Double Bedroom 1**
A well-proportioned double room with a single window offering stunning views across open countryside. The room also has a walk-in cupboard with storage.
- **Double Bedroom 2**
A spacious principal bedroom, also enjoying expansive views of the surrounding landscape. There is also a fitted double wardrobe with shelving.
- **Double Bedroom 3**
A comfortable double room with a pleasant outlook over the front garden.
- **Bathroom**
Fitted with a bath with a shower over, WC, WHB and tiled flooring, offering scope for further enhancement.



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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OUTSIDE

The property has its own parking to the side of the house. The front garden is laid to lawn with newly planted crab apple tree, hazel hedged and wildflowers. There is also a wooden shed as well as a single garage, which is located in the back garden. The back garden is in the process of being carefully landscaped to incorporate a wildlife pond. The new owners have also added some trellis raised timber decking making this the perfect place for enjoying the peaceful surroundings and some alfresco dining.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil Fired	D	D

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' solicitors, **Cavers & Co** 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.

HOME REPORT

The home report can be downloaded from our website: www.threaverural.co.uk

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 May 2025

