



KITEVIEW

Laurieston, Castle Douglas, DG7 2PW



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

The map displays the Wairarapa region, highlighting the town of Wairarapa and its surrounding areas. Key features include the River Waikare, Wairarapa Forest, and Wairarapa Hills. The map is titled "Location Plan" in a box at the top center.

KITEVIEW

Laurieston, Castle Douglas, DG7 2PW

Castle Douglas 6 miles, Dumfries 23 miles, Carlisle 62 miles, Glasgow 87 Miles, Edinburgh 101 Miles

A WELL-PRESENTED THREE BEDROOM DETACHED BUNGALOW SET ON AN ELEVATED SITE WITHIN THE VILLAGE OF LAURIESTON

- ONE AND A HALF STOREY DETACHED FAMILY HOME
- GENEROUS SIZED PLOT
- OFF-ROAD PARKING AND ATTACHED SINGLE GARAGE
- COUNTRYSIDE PURSUITS AVAILABLE FROM THE DOORSTEP INCLUDING THE GALLOWAY FOREST PARK KNOWN FOR ITS DARK SKIES, WILDLIFE & STUNNING SCENERY
- WITHIN AN EASY DRIVE TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Pollock & McLean
41 Castle St
Dumfries
DG1 1DU
Tel: 01387 255414



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

Kiteview is situated on an elevated site within the village of Laurieston in the Stewartry area of Dumfries & Galloway. This well-presented family home offers modern, bright and spacious three-bedroom family accommodation over two floors incorporating a utility room, open plan kitchen / diner, bathroom, lounge, three good sized double bedrooms and an integrated single garage. The property occupies a generous plot with garden grounds to the front, with the rear being hardstanding providing parking for several vehicles.

This lovely family home is located within a short distance of the Galloway Forest Park which is the largest forest park in Britain and known for its stunning scenery, wildlife, and dark skies. It's a popular destination for activities like walking, mountain biking (at Kirroughtree and Glentool 7stanes centers), and stargazing. The park also offers two scenic forest drives, including the Raiders' Road Forest Drive. This area of the Stewartry attracts tourism and boasts a wealth of wildlife along with the nearby Loch Ken appealing to those who enjoy water sports, fishing or wild swimming. The loch has regular inhabitants such as geese, ducks, swans, red kites, etc.

Local services are available at nearby Castle Douglas (The Food Town), which is about a 5-minute drive from Crossmichael. Castle Douglas forms the heart of the Stewartry area, offering all essential services with a range of leisure facilities, a modern health service, wide range of professional services as well as three national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, craft outlets, butchers, bakers, grocers, delicatessens and even a brewery. Primary & Secondary education is also available within the town.

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.

Communications to the area are very 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 are within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.



DIRECTION

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 PRICES

Offers for Kiteview are sought **in excess of: £280,000**.

VIEWING

Strictly by appointment with Threave Rural.

Threave Rural
No' 3 Ring
New Market Street
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PARTICULARS OF SALE

Kiteview is a bright and spacious family home neutrally decorated throughout. The ground floor benefits from under floor heating throughout. The accommodation within very briefly comprising:

GROUND FLOOR

- **Utility Room**
With floor and wall units, plumbed for white goods and a door gives access to an integrated garage.
- **Kitchen / Diner**
The kitchen is set in a 'U' shape with floor and wall units and an electric oven and hob. The dining area has patio doors leading the rear of the dwelling.



- **Central Hallway**
With a part glazed UPVC door to the front with glazed panels at either side, the staircase gives access to the first floor.

- **Bathroom**
With an enclosed shower cubicle, WC & WHB, a window is set to the rear.
- **Bedroom 1**
With a window to the rear and built-in wardrobes.



- **Living Room**
With a window set to the front.

FIRST FLOOR

- **Double Bedroom 2**
With a Velux window to the front.
- **Double Bedroom 2**
With a Velux window to the front and a dressing room off. The dressing room could have potential for conversion to an ensuite.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Air Sourced	E	C (78)

HOME REPORT

The home report can be downloaded from Threave Rural's website: 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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Pollock and McLean** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the 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.

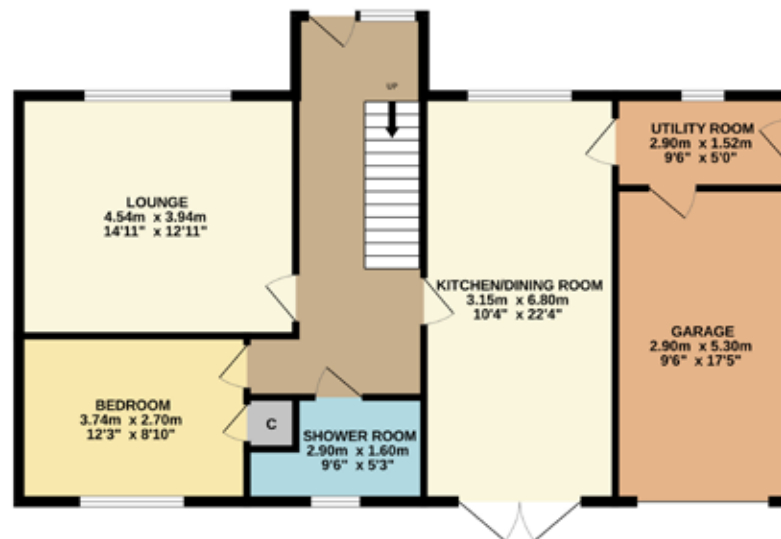
OFFERS (Closing Date)

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.

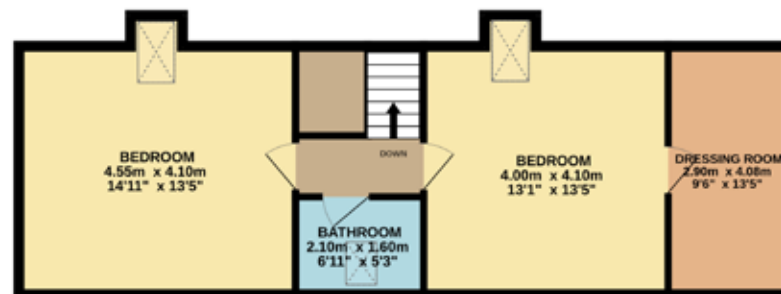
GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

GROUND FLOOR



1ST 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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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 July 2025



