



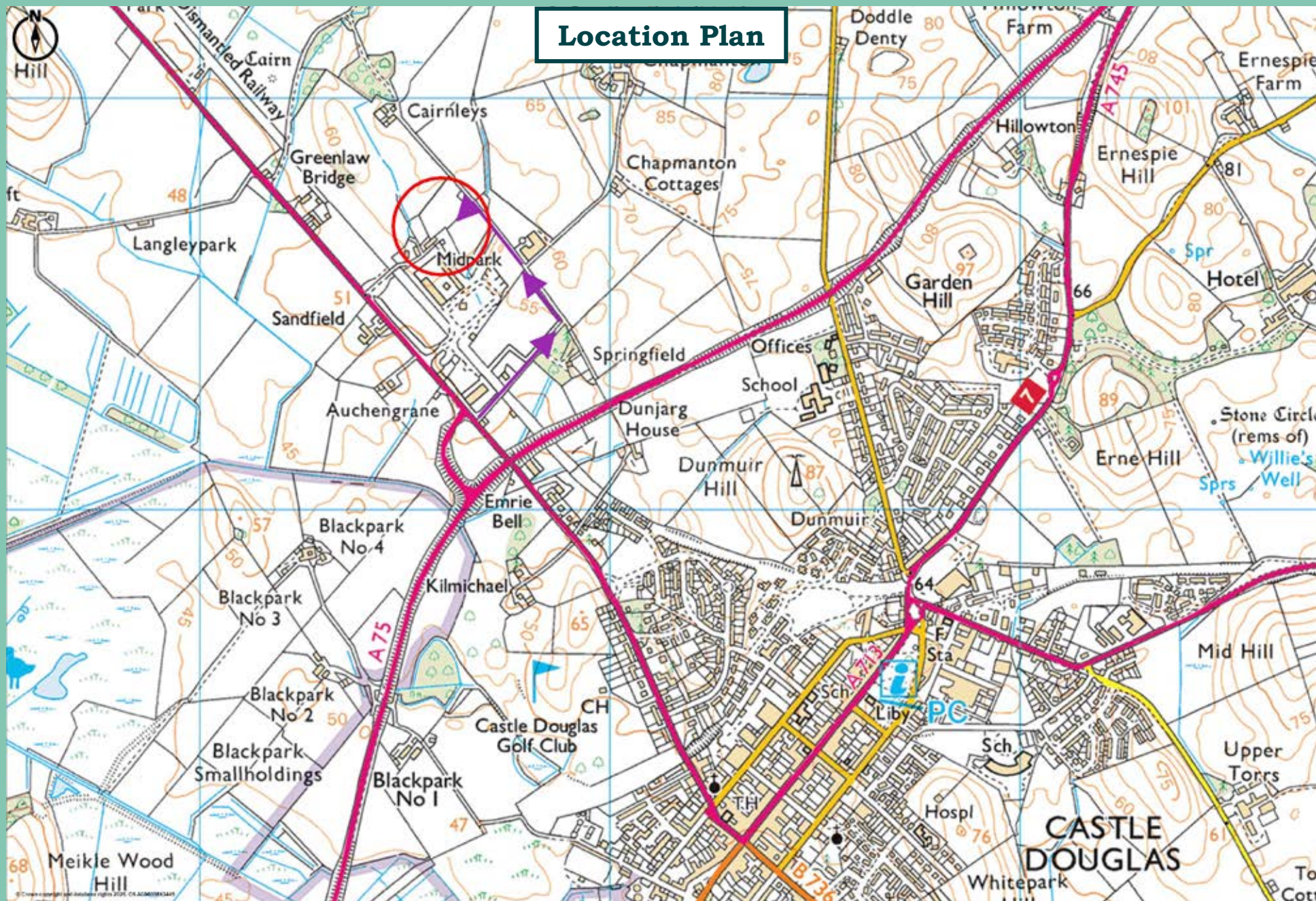
# NO' 2 MIDPARK OF GREENLAW

Castle Douglas, DG7 2LH



LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS







# No' 2 MIDPARK OF GREENLAW

**Castle Douglas, DG7 2LH**

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

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

- SEMI-DETACHED TWO BEDROOM COTTAGE SET OVER A SINGLE FLOOR
- MATURE GARDEN GROUNDS INCORPORATING A SMALL ORCHARD
- PRIVATE ACCESS ROAD
- ABOUT 5 ACRES OF WELL-FENCED GRAZING LAND ALONG WITH THREE STABLES
- SITUATED IN A COUNTRYSIDE LOCATION YET WITHIN A REASONABLE WALKING DISTANCE OF
- CASTLE DOUGLAS TOWN CENTRE
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY**

### VENDORS SOLICITORS

JHS Law  
8-10 Bank Street  
Dumfries  
DG1 2NS



### 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' 2 Midpark of Greenlaw is a thoroughly charming semi-detached whitewashed cottage located within a rural setting yet within a reasonable walking distance of all town centre amenities. This whitewashed cottage is thought to have been constructed in the mid to late 19th century with the main accommodation comprising of two spacious bedrooms, a lounge, kitchen & a bathroom. In addition, the cottage benefits from two attic rooms which could be developed to create further living space or indeed, given the very generous plot, there is huge potential for extending the footprint, which of course would be subject to the normal planning regulations.

No' 2 Midpark of Greenlaw is accessed via an unnamed minor road, just off Abercromby Road sign posted Chapmanton. The approach to the cottage is via its own private road which has recently been resurfaced with new timber fencing in parts. The cottage has beautiful mature garden grounds to the front with apple trees, mature trees, shrubs and some flowering plants, the perfect area to enjoy alfresco dining or family and social entertaining. Given the location of No' 2 Midpark of Greenlaw, a bounty of native wildlife can be enjoyed on a daily basis.

As mentioned earlier, No' 2 Midpark of Greenlaw 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 centre and a 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 events taking place throughout the year, to include the popular 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 leisure activities and 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 within walking distance of No' 2 Midpark of Greenlaw.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for No' 2 Midpark of Greenlaw are sought in **excess of: £345,000**

## 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' 2 Midpark of Greenlaw is of traditional construction set under a slated roof. The dwelling offers comfortable family accommodation over a single floor, very briefly comprising:



- **Kitchen**

A lovely family kitchen with windows to the front and rear and a Velux window enhancing the natural light within. There are a range of floor and wall units, an electric oven, new electric hob and is plumbed for white goods.



- **Inner Hallway**

With a window to the rear and built-in storage cupboard.

- **Bathroom**

With a bath which has a shower over, WC & WHB.

- **Lounge**

A lovely living space with a window to the front and at present an electric stove is set in to the fireplace setting the scene for those cosy winter nights. There is potential for fitting a woodburning stove as the chimney is fully lined.

- **Central Hallway**

With a door and window to the front.







- **Double Bedroom 1**  
A very generous bedroom which has a window to the front and another to the rear overlooking the grazing land.
- **Double Bedroom 2**  
Another very generous bedroom which also has a window to the rear overlooking the grazing land.
- **Attic Space**  
From the central hallway a door opens to a fitted wood type stepladder which gives access to two attic rooms. These rooms are only utilised for storage; however, they could have potential for creating further living space.

#### GROUND FLOOR



#### SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Heating, Electric Heater. (Wood stove could be installed)	C	D (55)

There is Full Fibre (FTTP) broadband recently installed to property





## **OUTSIDE**

As mentioned earlier, there are beautiful mature garden grounds to the front of the cottage with an area of orchard. The grounds are mainly laid to lawns with mature shrubs, trees and some flowering borders. During the summer months the garden can be enjoyed to its fullest with areas that could be utilised for alfresco dining or family and social entertaining.

## **THE GRAZING LAND & STABLES**

The grazing land amounts to about 5 acres and is well-fenced. The land is perfect for equestrian or any smallscale agricultural uses. The land and cottage are accessed via its own private, recently resurfaced road.

## **THE STABLES**

There are three timber stables located just inside the private road. The stable are of a good size, benefit from water laid in and have recently been reroofed with box profile.

## **HOME REPORT**

No' 2 Midpark of Greenlaw is home report exempt due to having an agricultural holding number (82/491/0088) and therefore seen as mixed use.







#### **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, **JHS Law**, 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 September 2025***







Area: 2.217 ha (5.477 acres) plus solum of Road from X to Cairnleys due Northwest



**SALE PLAN FOR IDENTIFICATION ONLY**



