

LINDEN LEA

16a Abercromby Road, Castle Douglas, DG7 1BA



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

LINDEN LEA

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Dalbeattie 7 miles, Dumfries 18 miles, Carlisle 55 miles, Glasgow 94 miles

A BEAUTIFULLY PRESENTED FIVE BEDROOM FAMILY HOME SET WITHIN A SOUGHT-AFTER RESIDENTIAL AREA OF CASTLE DOUGLAS WITH VIEWS OVER THE GOLF COURSE

- IMMACULATELY MAINTAINED FAMILY HOME ARRANGED OVER FOUR FLOORS
- LANDSCAPED PRIVATE GARDENS OFFERING EXCELLENT OUTDOOR LIVING SPACE
- GARDEN GROUNDS BACKING DIRECTLY ONTO THE GOLF COURSE PROVIDING SUPERB VIEWS
- SPACIOUS AND VERSATILE ACCOMMODATION IDEAL FOR FAMILY LIVING AND ENTERTAINING
- PRIME LOCATION WITHIN WALKING DISTANCE OF CASTLE DOUGLAS TOWN CENTRE
- EXCELLENT TRANSPORT LINKS WITH CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

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



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

Linden Lea is a spacious five-bedroom period townhouse nestled in the popular market town of Castle Douglas. Arranged over a characterful split-level layout across four main floors, the property offers an impressive blend of classic charm and modern living.

The heart of the home lies on the lower ground floor, where a spacious open-plan kitchen and dining area provides an inviting setting for family life and entertaining. French doors open directly onto a raised decking area, effortlessly extending the living space outdoors. This level also includes a living room, utility room with WC and a versatile workshop space.

At street level, the ground floor provides the main entrance and features three well-proportioned bedrooms alongside a snug/home office. The upper two floors continue to offer generous accommodation, with additional bedrooms and flexible living spaces to suit a variety of needs. Further details of the accommodation can be found within these particulars of sale, along with a floorplan showing the dimensions and layout.

To the rear of the property is a large outdoor space with a raised wooden decking area which overlooks the golf course providing the perfect space for alfresco dining and family or social entertaining. There is a barbeque area which is under shelter and provides a useful space with a variety of uses. There are steps down to the garden area which is laid to lawn and features a shed.



Linden Lea is conveniently located within walking distance of the town centre of Castle Douglas, a designated Food Town. Castle Douglas offers a wide selection of independent shops as well as supermarkets, leisure facilities, restaurants, banking and professional services. The high street is well known for its niche retailing with a wide range of traditional shops, delicatessens, butchers, bakers and craft outlets. Primary and secondary education is available within the town. A further range of facilities can be found in Dumfries, the principal town of the region, which provides additional amenities including a major hospital, university and college campuses, retail parks and other services.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, providing quick access from the south via the M6 and M74. The ferry terminal for Northern Ireland at Cairnryan is 58 miles away, while the international airports of Prestwick (56 miles) and Glasgow Airport (85 miles) are also within easy reach. Mainline railway stations at both Dumfries (19 miles) and Lockerbie (32 miles) offer regular services north and south.

The region is well known for the quality and variety of its field sports and leisure opportunities with shooting and fishing available locally. Thanks to the diverse landscape, together with the nearby coast and lochs, the area also offers exceptional walking, sailing and cycling. For golf enthusiasts, there is a wealth of good local courses, including Castle Douglas Golf Course, conveniently located directly behind Linden Lea.



METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Linden Lea are sought **in excess of: £300,000**

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

Linden Lea is of traditional construction with a sympathetic extension, providing comfortable and spacious family accommodation over four floors, briefly comprising:

LOWER GROUND FLOOR

- **Kitchen / Dining Area**
Accessed via French doors from the raised decking, the kitchen is fitted with wall units, a sink, double oven, and induction hob with extractor fan. The dining area offers ample space for a dining table or sofa and features a log burner with a feature wall of original exposed brick.
- **Utility Room**
With a good range of floor units, a sink, and plumbing for white goods. There is also a convenient WC.
- **Workshop / Boot Room**
Currently used as a workshop, with useful wall units and direct access to the outside.
- **Living Room**
Bright and spacious with double-aspect windows and French doors opening to the garden, allowing an abundance of natural light.



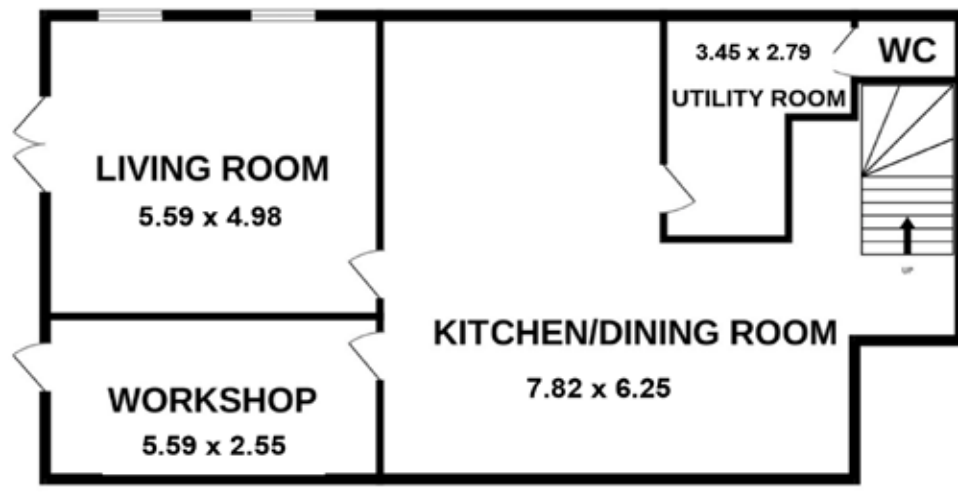
GROUND FLOOR

- **Hallway**
Featuring a cupboard under the stairs, currently used as a study space, and a small window providing natural light.
- **Office / Snug Room**
A flexible space with a window overlooking the golf course, suitable as a home office or cosy snug.
- **Bedroom 1 & En-Suite**
A newly renovated double bedroom with stunning views over the golf course. The en-suite comprises a shower, WC, and wash hand basin, with a window to the rear.
- **Bedroom 2 & En-Suite (To Be Completed)**
With a door to the outside, side window and plumbing ready for an en-suite to be installed.

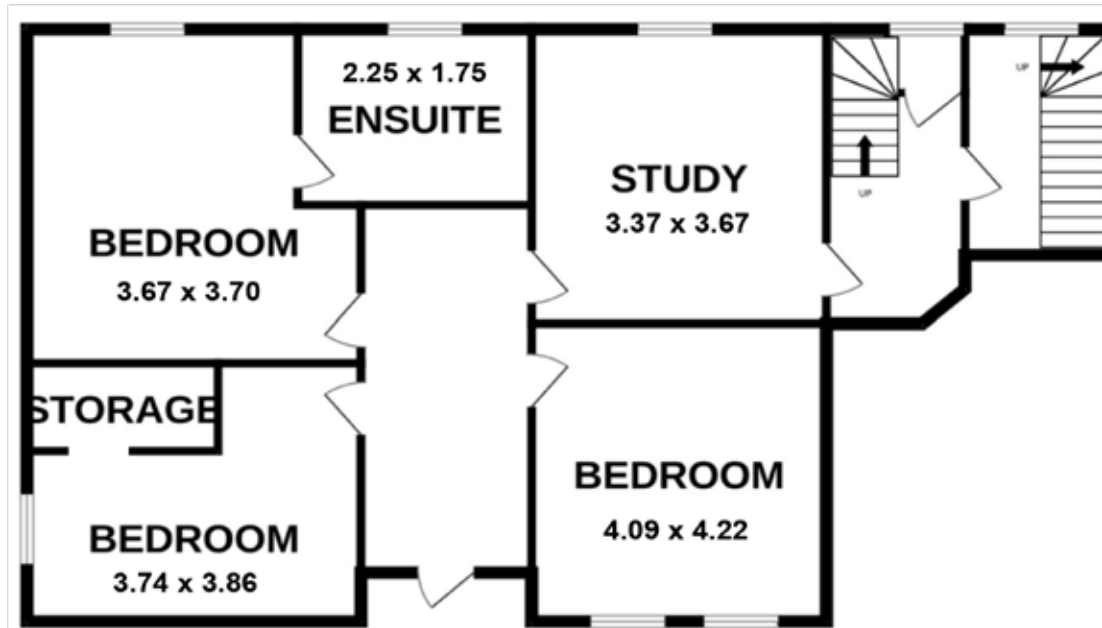
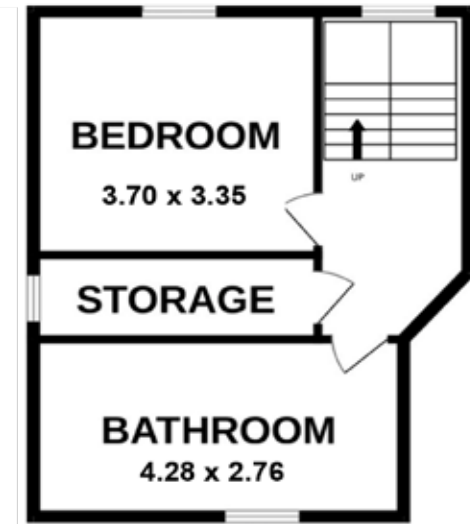


Floor Plan

LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



ATTIC FLOOR



- **Bedroom 3**
A large bedroom featuring corniced ceilings and a double window overlooking the street.
- **Front Porch**
Double-glazed doors lead into the porch, with a part-glazed door giving access to the street. A practical space for boots and coats.

FIRST FLOOR

- **Bathroom**
Comprising a bath, shower, WC, and wash hand basin with a window to the front.
- **Cupboard**
A walk-in cupboard currently used for clothes storage.
- **Bedroom 4**
With a built-in cupboard and window overlooking the golf course.

SECOND FLOOR

- **Bedroom 5**
A spacious room with a walk-in cupboard and a front-facing window.

OUTSIDE

As mentioned earlier, there is a large outdoor space to the rear of the property which is mainly laid to lawn. There is a large raised wooden decking area that provides the perfect setting for family and social entertaining with views over the golf course. A sheltered barbeque area offers year-round versatility with steps down to the lawned garden, which features a variety of specimen trees and shrubs. There is also a useful shed. A gated pathway up to the front of the house connects the garden to the street, creating a secure child and pet-friendly outdoor haven.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Gas	E	D (66)

HOME REPORT

A home report can be downloaded from our website: 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, **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 October 2025



Sale Plan



