



21 QUEEN ELIZABETH DRIVE

Castle Douglas, DG7 1HH



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

The map shows the town of Castle Douglas, Scotland, and its surrounding areas. Key features include:

- Geographical Features:** Carlingwark Loch, Mill Burn, Corra Burn, and the River Dee.
- Infrastructure:** Roads A745, B736, and B745. The A745 road runs through the town, while B736 and B745 are local roads.
- Landmarks:** Castle Douglas, Carlingwark Ho, Buchanan, Lochbanks, Kirkland, Kelton Hill, Threave, Rhonehouse or Kelton Hill, and the Roman Fort.
- Other Locations:** Blackpark, Kilmichael, Sandfield, Hillowton, Chapmanton, Allanton, Ernespie, Leaths, Meikle Knox, Craighton, and Tod Fell.
- Scale and Orientation:** A scale bar indicates distances in miles (0 to 1) and kilometers (0 to 1.6). A north arrow is located in the top left corner.

21 Queen Elizabeth Drive

Castle Douglas, DG7 1HH

Kirkcudbright 10 miles, Dumfries 20 miles, Carlisle 52 miles, Glasgow 94 miles

A BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW WITH AN ENCLOSED REAR GARDEN SITUATED IN A SOUGHT-AFTER RESIDENTIAL AREA OF CASTLE DOUGLAS

- BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW
- ENCLOSED GARDEN GROUNDS, OFF-ROAD PARKING AND A SINGLE GARAGE
- WALK-IN CONDITION
- WITHIN WALKING DISTANCE OF SCHOOLS AND CASTLE DOUGLAS TOWN CENTRE
- WITHIN AN EASY DRIVE OF MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Sandi Shields
Colledge and Shields LLP
30 Castle St
Dumfries
DG1 1DU
Tel: 01387 240044



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

21 Queen Elizabeth Drive is situated within a thoroughly sought after residential area of the market town of Castle Douglas. This detached two-bedroom bungalow offers a lovely home with two bedrooms, a sunroom, lounge, shower room, kitchen, utility and an integrated single garage. A more detailed description along with a floor plan can be found within these particulars of sale.

This detached property incorporates a block pave driveway to the front of the dwelling providing parking for more than one car. The garden grounds to the rear are beautifully landscaped with views from the top of the garden overlooking the town. The rear garden is completely enclosed, making this a safe haven for pets. The property has recently been renovated to a high standard with seamless engineered flooring, and Farrow & Ball paint throughout. All the doors have been replaced, and the boiler is only two years old. All of the doors are a mix of brand-new timber and part glazed timber doors which maximise natural light.

21 Queen Elizabeth Drive is conveniently located only a short walk to the high street of Castle Douglas (The Food Town), which offers all essential services with a comprehensive range of leisure facilities, health services, wide range of professional services and a range of supermarkets. The high street is renowned for its retailing with a wide range of traditional shops, butchers,

bakers, grocery stores and craft outlets. Primary & Secondary education is available within the town. Castle Douglas and surrounding towns offer a variety of community ran annual events such as Civic Week and The Soapbox Derby.

Communications to the area are good with the property situated in close proximity to the A75 Euro Route, which provides quick access from the south via the M6 & M74. Ferry links to Northern Ireland can be found at Cairnryan (58 miles). Domestic and international flights can be found at Prestwick Airport (57 miles) and Glasgow International Airport (100 miles). There are mainline railway stations at both Dumfries and Lockerbie, which run a full timetable both north and south.

This part of Southwest Scotland boasts one of the most varied and picturesque landscapes in the country, ranging from the moorlands of the Southern Upland Hills to the bays and sandy beaches of its distinctive coastline. Kirkcudbrightshire is a predominantly rural county, where agriculture and tourism form the backbone of the local economy. The region has remained largely untouched by modern industry, preserving its natural charm.

Outdoor and sporting activities are exceptionally well catered for, with abundant opportunities for shooting and fishing in the local area. The diverse landscape, combined with the proximity to the coast and nearby lochs, offers excellent walking, sailing, and cycling routes. Golfers are also well served, with a wide choice of high-quality local courses to enjoy.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for 21 Queen Elizabeth Drive are sought **in excess of: £240,000**

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

21 Queen Elizabeth Drive is of traditional construction set under a tiled roof. The bungalow offers beautifully presented accommodation, briefly comprising:

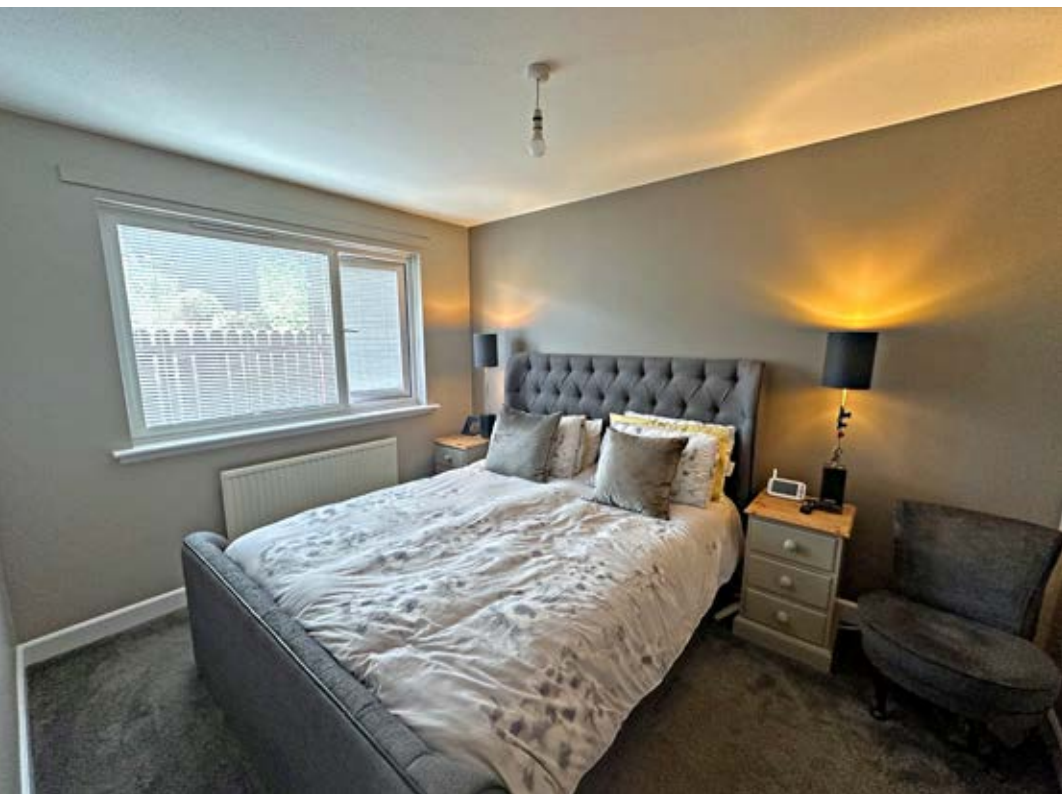
- **Front Sunroom**
Mainly of UPVC construction and a part glazed UPVC door with a glazed panel to the side gives entry with a part UPVC timber door to the central hallway.
- **Central Hallway**
Provides access to the lounge, bedrooms, bathroom and kitchen.
- **Lounge**
A bright and cosy family room with a picture window to the front.



- **Bedroom 1**
With built-in cupboard space and a window to the front.
- **Shower Room**
With a WC & WHB, a window is set to the rear.



- **Bedroom 2**
With a window to the rear.
- **Kitchen**
With floor units, a dual fuel oven (electric oven and gas hob) and an integrated dishwasher and fridge freezer. There are two windows set to the rear, and a door which gives access to the utility room.
- **Utility Room**
Plumbed for white goods with a window and part glazed UPVC door to the rear garden. A door gives access to the integrated garage.





OUTSIDE

The front of the property is a mix of gravel and block paving, giving access to the garage, and the other side has a planted border with a paved pathway to the side of the property.

The rear garden grounds are completely enclosed and are made up of lawns, flowering borders and a patio area making this the perfect place for alfresco dining and family or social entertaining. From the top of the garden, you overlook Castle Douglas and can see the Fullerton Theatre and the town clock.

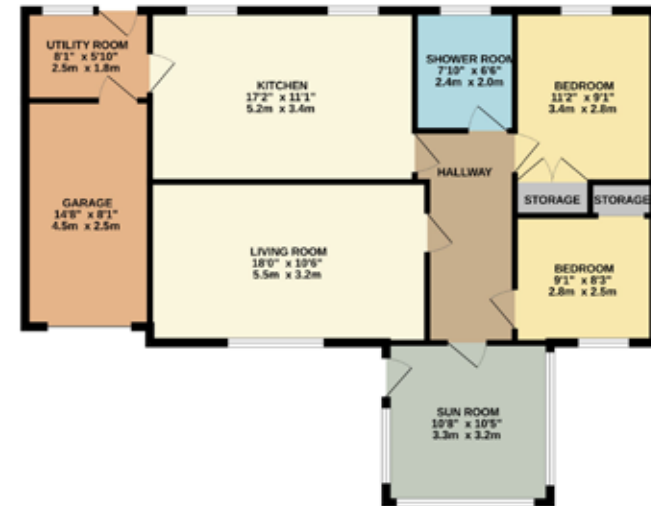
SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	D	C (73)

HOME REPORT

A home report can be downloaded from our website:
www.threaverural.co.uk/property

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan, the vendor does not accept any liability for errors or omissions. The plan is for information only and should not be used as a basis for any decision. The vendor does not warrant that the floor plan is correct.

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, **Colledge and Shields LLP**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

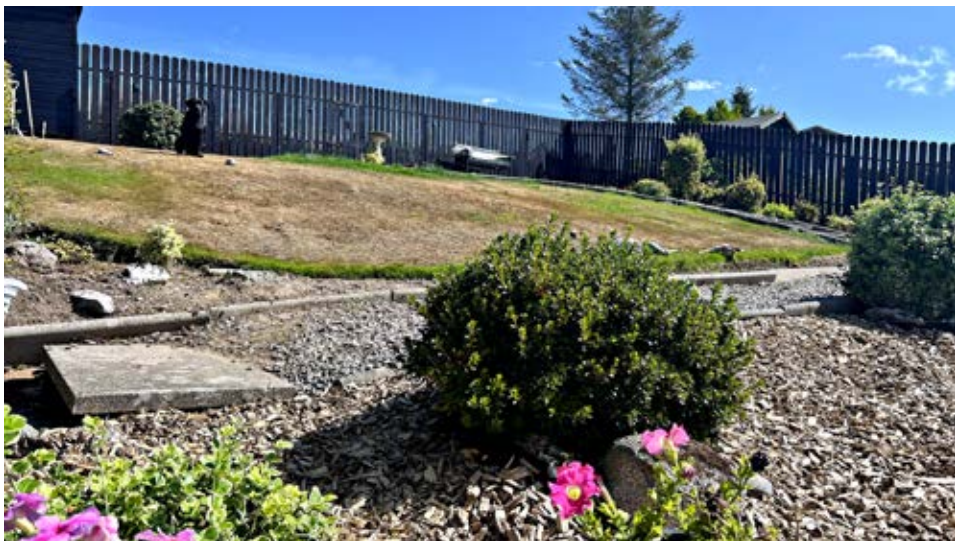
The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

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 November 2025