

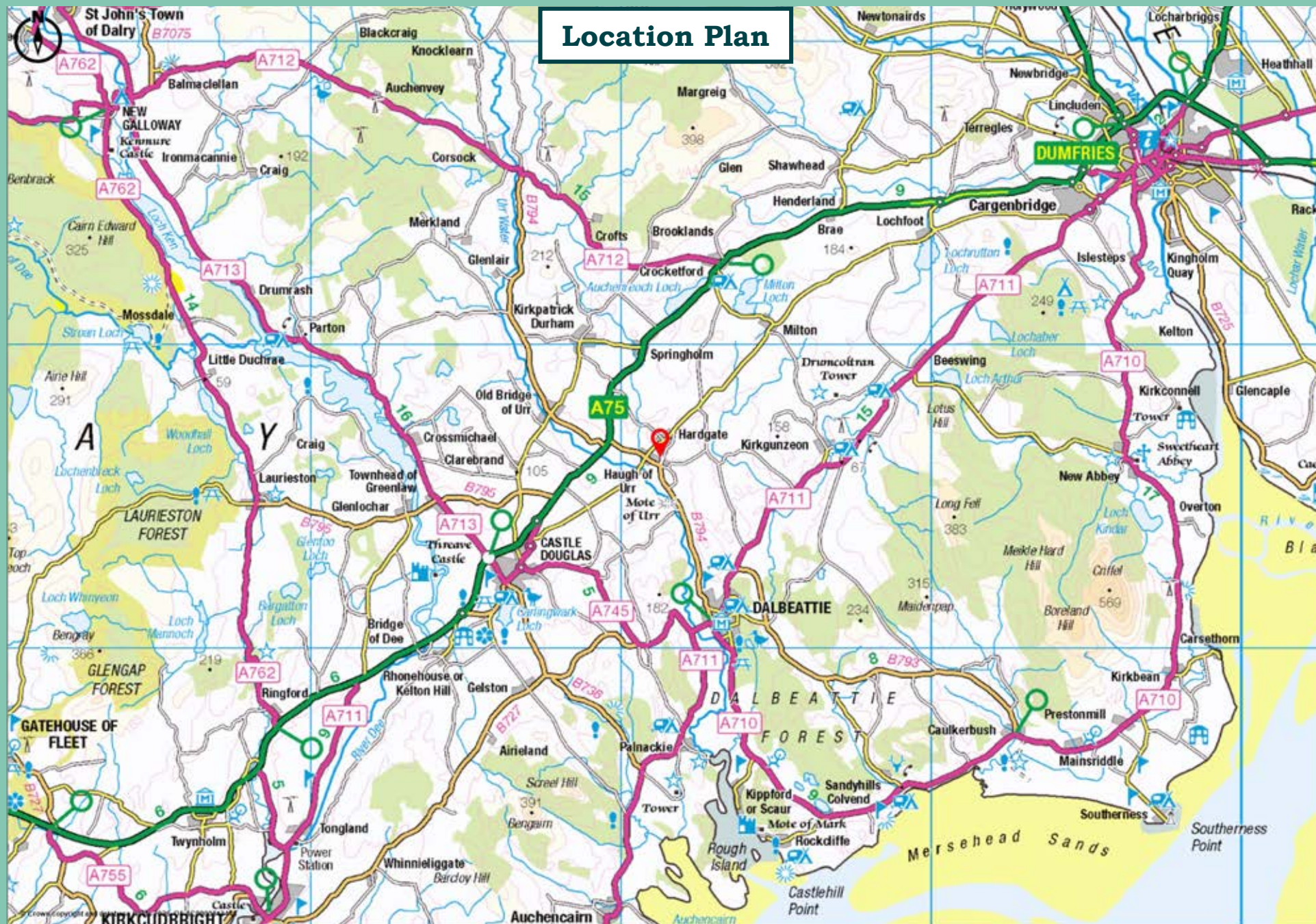


THE SQUIRREL

17 Corse Hill, Haugh of Urr, Castle Douglas, DG7 3YE



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



THE SQUIRREL

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Castle Douglas 4 miles, Dalbeattie 4 miles, Dumfries 14 miles, Carlisle 50 miles, Glasgow 90 miles

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED BUNGALOW SET ON AN ELEVATED SITE IN A POPULAR RESIDENTIAL AREA WITHIN THE PRETTY VILLAGE OF HAUGH OF URR

- SEMI-DETACHED THREE BEDROOM BUNGALOW
- GENEROUS ENCLOSED GARDEN GROUNDS TO THE REAR
- PLANNING PERMISSION FOR AN EXCELLENT NEW EXTENSION - PLANNING REF:25/1127/FUL
- PRIVATE OFF-ROAD PARKING
- EXCELLENT PRIMARY SCHOOLING AVAILABLE WITHIN A SHORT WALK OF THE SQUIRREL
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Hollie Burnett
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



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

The Squirrel is a semi-detached bungalow offering bright and spacious three-bedroom accommodation in the highly sought after village of Haugh of Urr. Set along a quiet road, the property features a driveway to the front and is surrounded by picturesque countryside.

This well-presented spacious home offers bright and modern accommodation arranged over a single floor, incorporating three bedrooms, a living room, kitchen, family bathroom and a utility room. A more detailed description of the accommodation, along with a floorplan, is available within these particulars of sale. A key attraction of this property is the tiered rear garden, incorporating a spacious patio with a decked seating area, and steps leading down to a generous lawn and wooden shed.

During the current ownership, a planning application was approved for the erection of a single storey extension and the installation of an air sourced heat pump, see the Dumfries and Galloway website for further information. Planning Ref: 25/1127/FUL.

The sought-after village of Haugh of Urr is a quiet residential community with a rural feel, surrounded by stunning countryside. The village benefits from a popular local pub with a monthly quiz night, a newly renovated village hall which hosts a wide variety of classes and evening clubs, a well-regarded primary school and nursery and the village church. The surrounding landscape makes the area particularly popular for outdoor pursuits including fishing, shooting and cycling, and plus a choice of excellent countryside walks. Haugh of Urr hosts a range of events throughout the year, including the much-loved annual tractor run.

A wider range of services are located 4 miles away in the busy market town of Castle Douglas. Castle Douglas, known as the “Food Town”, forms the heart of the Stewartry area, offering all essential services with a comprehensive range of leisure facilities, modern health service, wide range of professional and banking services in addition to a comprehensive range of supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, butchers, bakers, greengrocers and craft outlets. Primary & Secondary education is available within the town. Further amenities can be found at Dalbeattie, also 4 miles away, which offers a range of local produce along with a further range of outdoor pursuits such as Dalbeattie Forest which is one of the renowned 7Stanes trail centres.



This area of southwest Scotland is renowned for its spectacular coastlines, offering a wealth of opportunities for outdoor enthusiasts, including scenic walks, coarse and sea fishing, shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within easy reach of the property, along with several local golf courses.

Communications to the area are excellent with the A75 link being 3 miles away, providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 62 miles away, and there are international airports in Glasgow (89 miles) and Edinburgh (93 miles). Main train links are available from Dumfries (13 miles) and Carlisle (47 miles) offering an express train to London and Glasgow.

METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

GUIDE PRICE

Offers for The Squirrel are sought in excess of: **£185,000**

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

THE SQUIRREL

This three-bedroom property is set over a single floor providing comfortable accommodation, very briefly comprising:

- **Utility / Sunroom**
Lean to with a part glazed UPVC door from the front of the property and one to the rear garden. An excellent space for boots and coats.
- **Central Hallway**
Provides access to all the rooms and boiler cupboard.
- **Kitchen**
With a range of modern floor and wall units, electric hob & electric oven with extractor fan, integrated wine racks and plumbed for white goods. With two windows to the front.
- **Bedroom 1 / Former Dining Room**
With a window to the front.
- **Double Bedroom 2**
With a large window to the front and built in cupboards.
- **Living Room**
A bright and spacious living space with a wood burning stove to provide a cosy focal point and a large window to the rear.

- **Double Bedroom 3**
With a large window to the rear.
- **Family Bathroom**
With a bath, shower, WC, washing hand basin and a window to the side.





OUTSIDE

The Squirrel benefits from enclosed garden grounds to the rear, arranged over tiers with an attractive glass balustrade overlooking the lower section of the garden. The rear garden includes a paved area, currently used to house a hot tub (not included in the sale), along with a decked seating area, creating an ideal space for al fresco dining and social entertaining. Steps lead down to the lower tier, which incorporates a spacious lawn and hardstanding area with a wooden store and a shed. The garden is fully enclosed, making it a safe haven for animals. To the front of the property is a hardstanding driveway providing off-road parking.

SERVICES

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



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, **Hollie Burnett at Brazenall & Orr**, 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.

HOME REPORT

The home report for The Squirrel can be downloaded direct from our website: www.threaverural.co.uk/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 February 2026