



ASHBURN

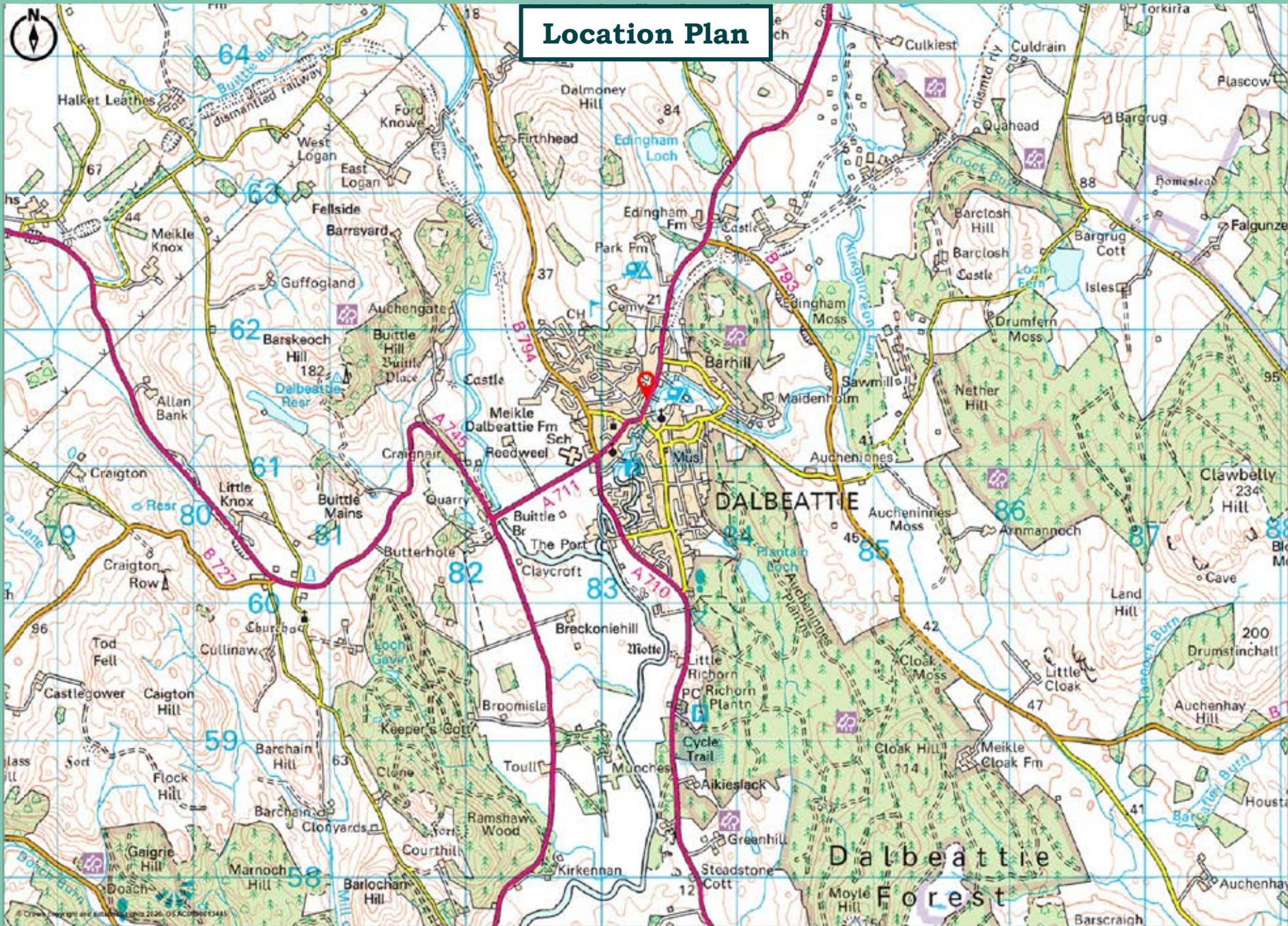
6 John Street, Dalbeattie, DG5 4JS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



ASHBURN

6 John Street, Dalbeattie, DG5 4JS

Castle Douglas 6 miles, Dumfries 14 miles, Carlisle 49 miles, Glasgow 91 miles

AN IMMACULATELY PRESENTED END-TERRACED HOME SITUATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA OF DALBEATTIE

- WELL-PRESENTED THREE BEDROOM FAMILY HOME
- DETACHED STUDIO/ GAMES ROOM
- BEAUTIFULLY LANDSCAPED GARDEN GROUNDS
- TALL ELEGANT CORNICED CEILINGS
- COUNTRYSIDE AND FOREST WALKS WITHIN A SHORT DISTANCE
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Hall Baird
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

Ashburn is a beautifully presented end-terraced home, ideally located in the highly sought-after town of Dalbeattie.

Arranged over two spacious floors, this charming property offers bright, well-proportioned accommodation that has been tastefully modernised while retaining its original character, including elegant high corniced ceilings throughout.

The accommodation comprises three generous bedrooms, three versatile reception rooms, a well-appointed kitchen and a dedicated home office. In addition, a detached external studio/games room provides excellent flexibility, perfect for remote working, hobbies or entertaining.

To the rear, enclosed garden grounds offer privacy and a wonderful setting for outdoor dining or social gatherings. Off-road parking is conveniently located on the street behind the property.



Dalbeattie provides a wide range of essential services with a relatively newly constructed school catering for nursery through to secondary education. The town also boasts a range of retail and professional services, along with a medical practice and leisure facilities. In addition, the former Dalbeattie Primary School, only a short walk away, is currently being transformed into an activity centre which will be known as the Rocks and Wheels project, the plan is to regenerate this much-loved building and is expected to have a climbing wall, bouldering facilities, external pump track, café and community meeting spaces. Dalbeattie Forest also boasts one of the 7stanes world-class mountain biking centres.

A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new hospital and a range of high street shops, retail parks and large supermarkets.

This part of Southwest Scotland boasts one of the most varied and picturesque landscapes, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of its distinctive coastline. This is a rural county where agriculture and tourism form the backbone of the local economy. The area has been relatively unscathed by modern industry.

Outdoor and sporting enthusiasts are exceptionally well-catered for with opportunities for shooting, fishing, walking, sailing, cycling and golf. Local courses, including Dalbeattie and Colvend, offer excellent facilities, while the Solway Coast provides charming villages and scenic coastal walks.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 65 miles away, and there are international airports in Glasgow (96 miles) and Edinburgh (111 miles). Main train links are available from Dumfries (14 miles) and Carlisle (49 miles) offering an express train to London and Glasgow.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale privately.

GUIDE PRICE

Offers for Ashburn are sought in excess of: **£320,000**

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

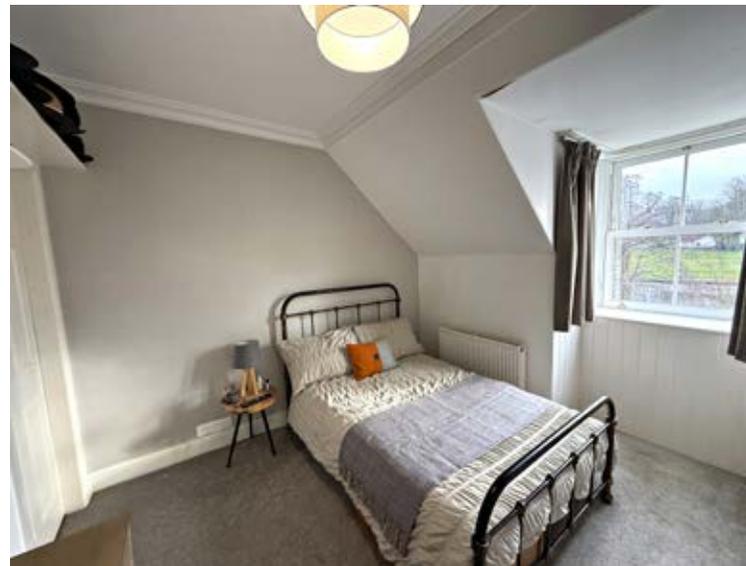
Ashburn is of traditional granite construction and a slate roof, featuring beautiful cornicing and high ceilings. The house offers beautifully presented accommodation over two floors, briefly comprising:

GROUND FLOOR

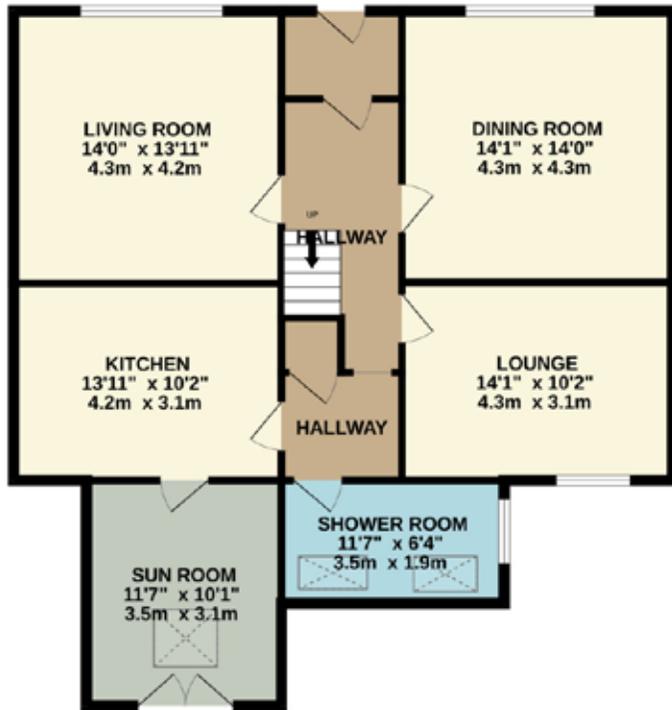
- **Front Porch**
Accessed via a large composite door opening into the front porch. Part-glazed inner doors lead through to the central hallway. This area provides an ideal space for coats and boots.
- **Central Hallway**
A spacious and welcoming hallway featuring high ceilings and a staircase leading to the first floor.
- **Lounge**
A cosy and inviting room with a fireplace forming an attractive focal point, complete with an oak beam and multi-fuel burner. Additional features include a built-in bookshelf and a UPVC sash and case style window to the front with working shutters.
- **Dining Room**
A generously proportioned room with corniced ceilings, a built-in cupboard and a fireplace. A UPVC sash and case style window to the front with working shutters allows for plenty of natural light.

- **Snug**
A comfortable additional reception space featuring a multi-fuel burner and a UPVC sash and case style window with working shutters overlooking the rear garden.
- **Family Bathroom**
Fitted with a bath, separate shower, WC and wash hand basin. The room benefits from two Velux windows as well as a side-facing window and has underfloor heating.
- **Kitchen**
Fitted with a range of wall and floor units incorporating a gas Aga, sink, electric oven and halogen hob with an extractor fan. Part-glazed wooden doors with a window above leading to the sunroom enhance the natural lighting.
- **Sunroom**
A bright and light-filled room featuring a large Velux window and French doors opening onto the garden. There is space for a small dining table. A large cupboard houses the boiler and is plumbed for white goods.

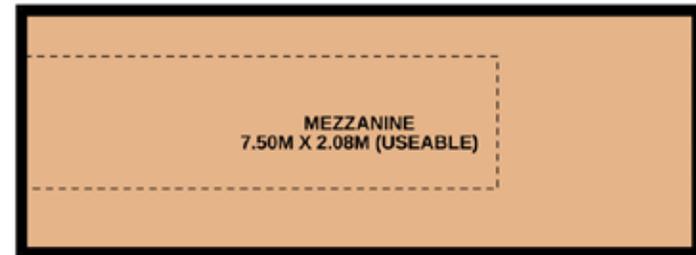




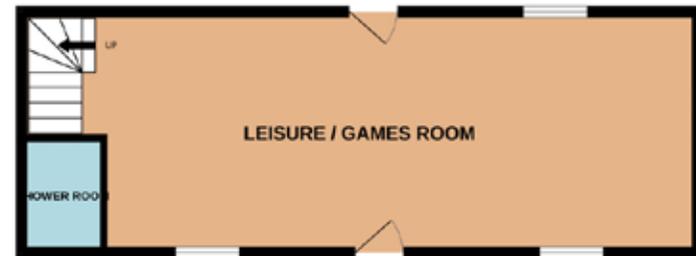
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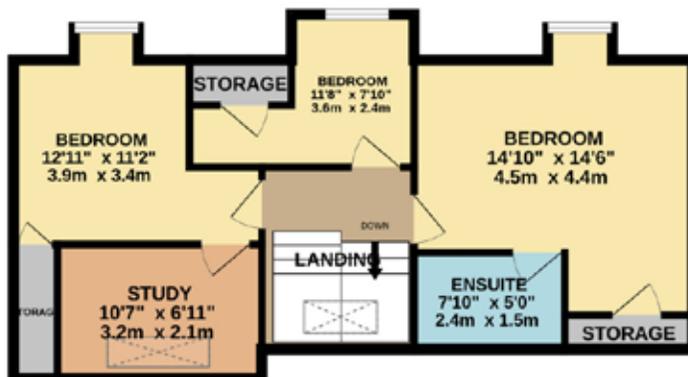
MEZZANINE - OUTBUILDING / LEISURE ROOM



OUTBUILDING / LEISURE ROOM



1ST FLOOR



GROUND 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.

FIRST FLOOR

- **Upper Hallway**

An attractive cast iron staircase with a wooden banister leads to the first floor, enhanced by a Velux window which provides natural light.

- **Bedroom 1 & En-Suite**

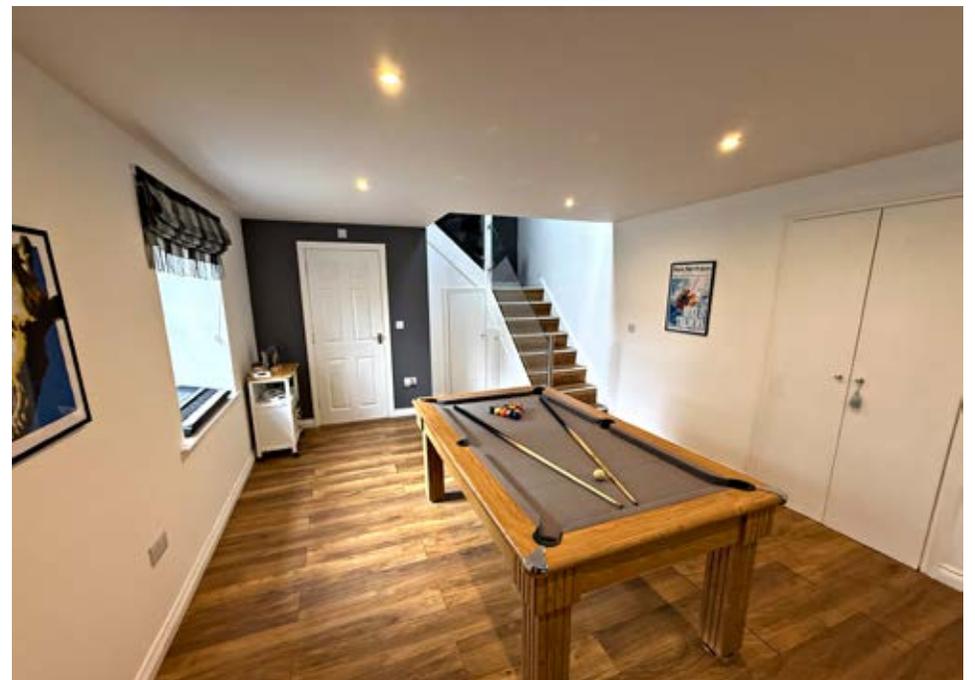
A well-proportioned principal bedroom featuring a dormer UPVC sash and case style window to the front, built-in cupboard and corniced ceilings. The en-suite comprises a shower, WC and wash hand basin, with a cupboard providing access to eaves storage.

- **Bedroom 2**

A single bedroom with a dormer UPVC sash and case style window overlooking the park to the front.

- **Bedroom 3**

A spacious double bedroom with a dormer UPVC sash and case style window to the front and a built-in cupboard.



- **Office**

Accessed from Bedroom 3 and currently utilised as a home office, this versatile space offers excellent potential for alternative uses such as a walk-in wardrobe or conversion to an en-suite.

OUTSIDE

To the rear of the property is an area of enclosed garden grounds, beautifully landscaped with a wooden decking seating area for alfresco dining. The garden is mainly laid to lawn, with flower beds and a newly built stone pathway leading from the house to the studio.

At the end of the garden, there is a storage shed and a studio/games room, which includes a log-burning stove and a shower/WC. The studio has a satellite TV reception. The rear of the studio leads onto a quiet road with an off-road parking bay.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	D	D (63)



HOME REPORT

The home report for Ashburn can be downloaded directly 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.

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

ENTRY & VACANT POSSESSION

Immediately upon completion.

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.

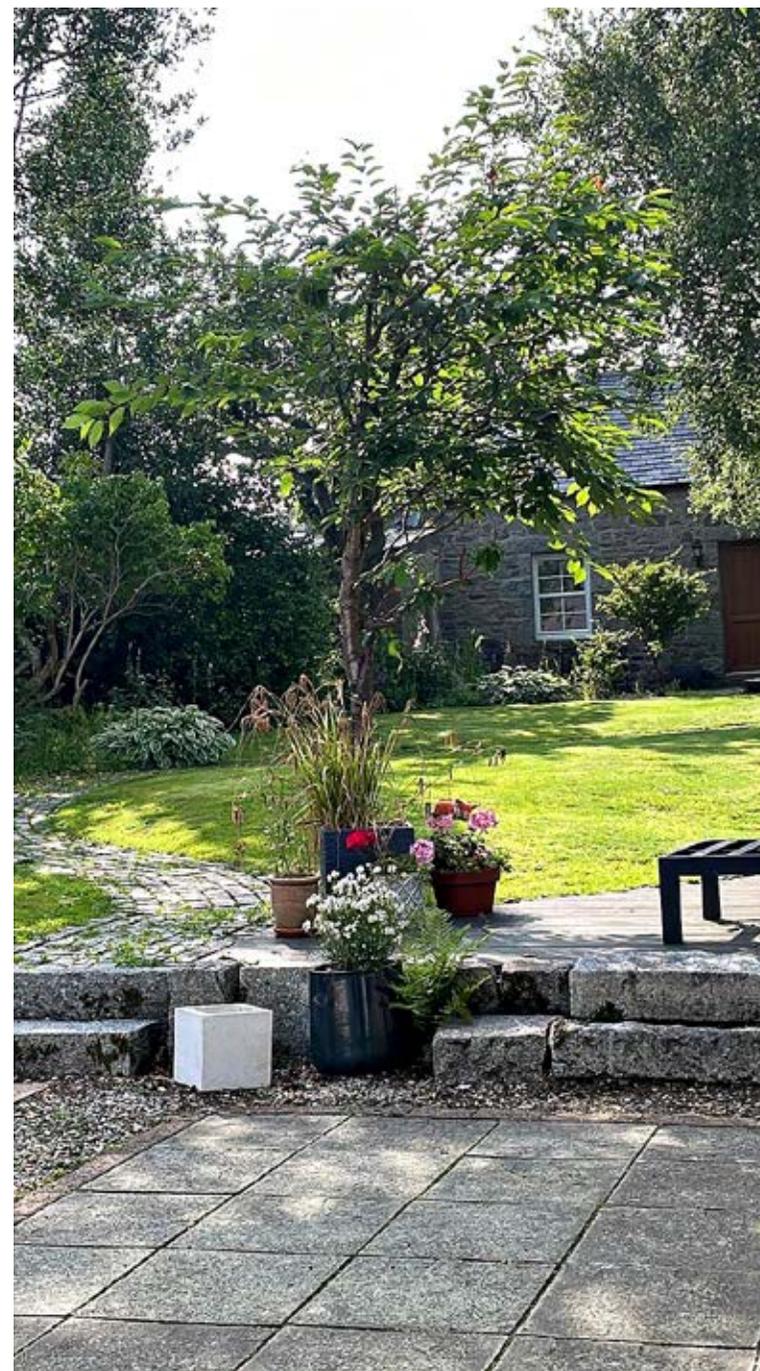
**** Please note some photographs of the gardens were taken in the summer****

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





Sale Plan

FB

13

Michilly

6

5

Blair House

Burnbank Cottage

Pond

NOT TO SCALE
Plan for indicative purposes only

