

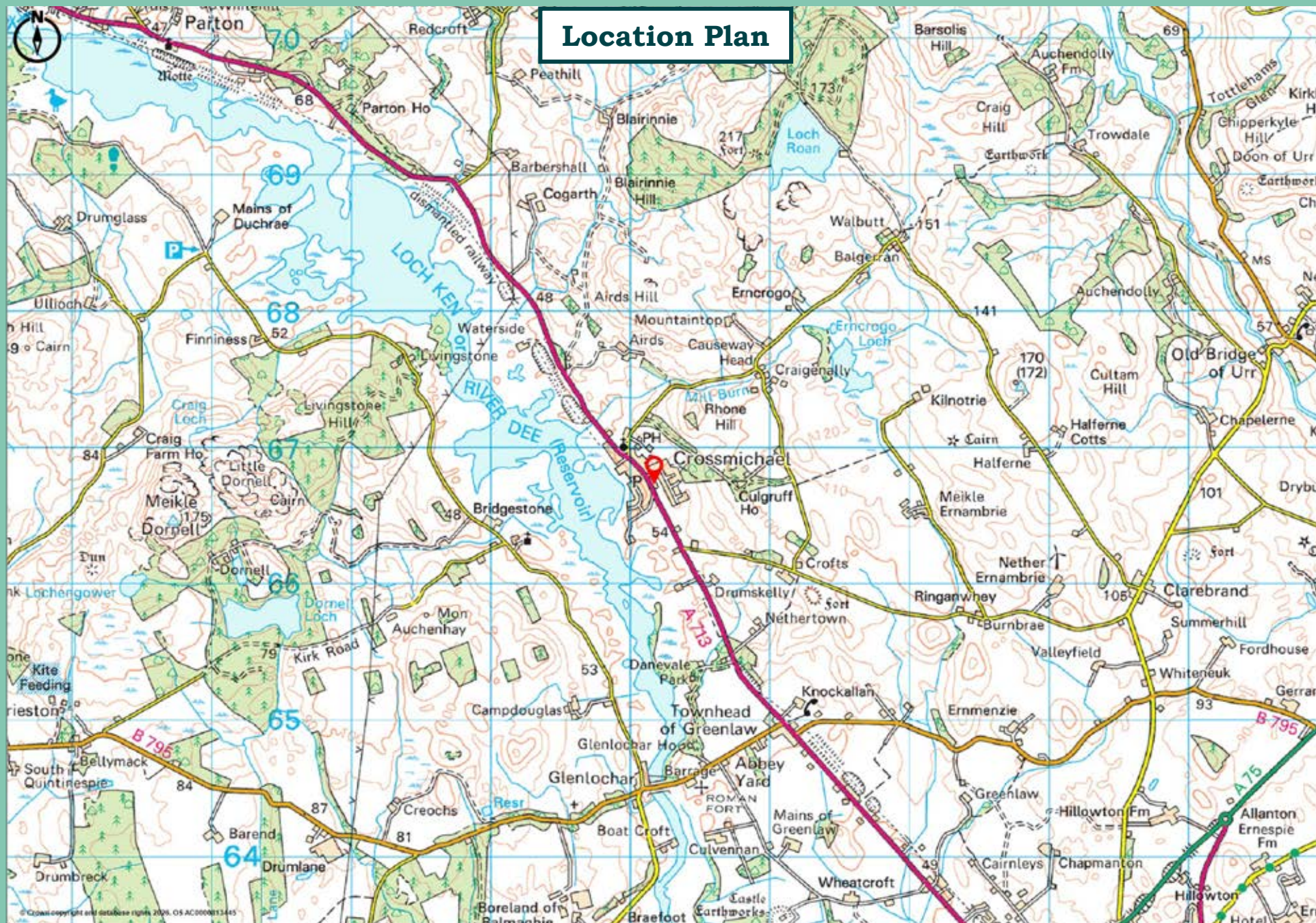


NO'7 MAIN STREET

Crossmichael, Castle Douglas, DG7 3AU



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



No' 7 MAIN STREET

Crossmichael, Castle Douglas, DG7 3AU

Castle Douglas 3 miles, Dumfries 20 miles, Carlisle 59 miles, Glasgow 84 miles

A TRADITIONAL ONE-BEDROOM TERRACED COTTAGE CENTRALLY SITUATED IN THE PRETTY VILLAGE OF CROSSMICHAEL WITHIN WALKING DISTANCE TO THE WATER OF DEE AND LOCH KEN

- TRADITIONAL ONE BEDROOM COTTAGE (REQUIRES REFURBISHMENT)
- GENEROUS SIZED PLOT WITH POTENTIAL FOR EXTENSION TO THE REAR (SUBJECT TO PLANNING)
- PERFECT FOR THE FIRST TIME BUYER OR THOSE WISHING TO DOWNSIZE
- WITHIN AN EASY WALKING DISTANCE OF LOCAL AMENITIES
- WITHIN AN EASY DRIVE OF MAJOR ROAD NETWORKS
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP

VENDORS SOLICITORS

Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503 744



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

7 Main Street is situated within the pretty village of Crossmichael. This well-proportioned home offers bright and spacious accommodation, incorporating a kitchen/sunroom, living room, office and a bedroom. 7 Main Street is immediately habitable, allowing renovations to be undertaken whilst the property is occupied. The property occupies a prime location with a generous, enclosed garden to the rear and only a short walk from the Crossmichael Marina.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with access to Loch Ken only a short walk away from the property, which could be really appealing to those who enjoy water sports, fishing or wild swimming. The loch has regular inhabitants such as geese, ducks, swans, red kites, etc. Adjacent to Loch Ken is the RSPB bird reservation, the "Galloway Kite Trail" and the Galloway Forest Park, which offers visitors many opportunities to walk, climb, cycle, bird watch and to experience the UK's first dark sky park.

Crossmichael offers a range of local services such as a primary school, village shop, post office and a small pub / restaurant, all within an easy walking distance of 7 Main Street. A more extensive range of services are available at Castle Douglas (The Food Town), which is a 3 mile drive from Crossmichael or via the local bus service. Castle Douglas forms the heart of the Stewartry area, offering all essential services with a range of leisure facilities, a modern health service, wide range of professional services as well as three national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, craft outlets, butchers, bakers, grocers, delicatessens and even a brewery. Primary & Secondary education are also available within the town.

The region is well-known for the quality and variety of field sports and leisure activities. Outdoor and sporting enthusiasts are extremely well-catered with opportunities to enjoy both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling. For golfers there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses, the closest of which is Castle Douglas.

Communications to the area are very 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 are within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.



METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for 7 Main Street are sought **in excess of: £125,000**

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

7 Main Street is arranged over two floors and in more detail briefly comprises:

GROUND FLOOR

- **Kitchen/ Sunroom**

A bright and open space with partially glazed doors leading out to the garden. The sun room provides space for a dining table or additional seating. The kitchen is fitted with a range of wall and base units, an integrated cooker, hob and extractor hood, with plumbing for white goods.



- **Central Hallway**

With stairs leading to the first floor and an understairs storage cupboard.

- **Shower Room**

Fitted with a shower, WC, wash hand basin and a window to the side.

- **Living Room**

A spacious reception room with a large window to the front, allowing plenty of natural light.

- **Office**

Accessed from the living room, this useful room has a window overlooking the rear garden and is ideal as a home office or study.

FIRST FLOOR

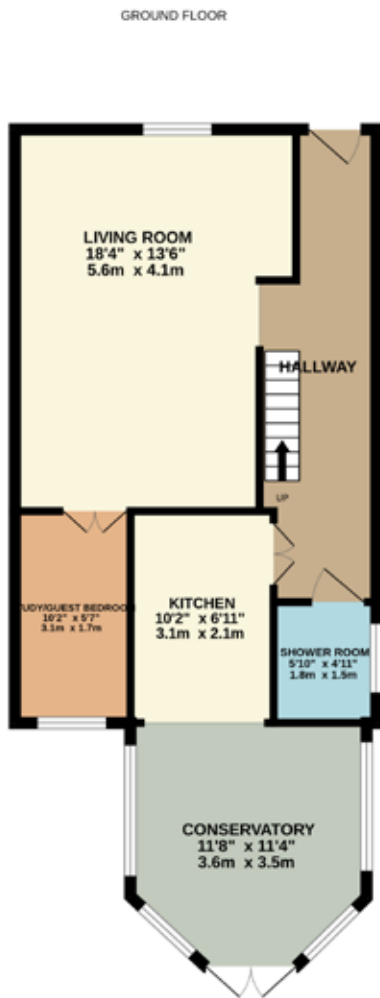
- **Landing**

Adapted for the previous owner's convenience, with a WC, wash hand basin and a Velux window.

- **Bedroom 1**

A generous double bedroom with dual-aspect windows and a range of built-in wardrobes with sliding doors.





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.
Made with Metagon C320N

OUTSIDE

The cottage benefits from a spacious rear garden arranged over gently tiered levels. The garden at one time was planted with a variety of mature shrubs, small trees and established perennial borders, this could easily be re-established or indeed, provide a superb blank canvas for the keen gardener. A paved pathway leads through to garden storage positioned at the far end.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil	B	E (54)

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

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 August 2026

