



FINEVIEW

Academy St, Castle Douglas, DG7 1EE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



FINEVIEW

Academy St, Castle Douglas, DG7 1EE

Dalbeattie 6 miles, Kirkcudbright 10 miles, Dumfries 18 miles, Carlisle 52 miles, Glasgow 94 miles

A SPACIOUS DETACHED FAMILY HOME WITH ELEVATED FAR-REACHING VIEWS OVER THE MARKET TOWN OF CASTLE DOUGLAS

- BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- EXCEPTIONAL VIEWS ACROSS THE TOWN TOWARDS CARLINGWARK LOCH
- LARGE ENCLOSED GARDEN TO THE REAR
- TWO DRIVEWAYS WITH OFF-ROAD PARKING FOR SEVERAL CARS
- WITHIN WALKING DISTANCE OF SCHOOLS AND CASTLE DOUGLAS TOWN CENTRE
- WITHIN AN EASY DRIVE OF MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Karen Baird
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

Fineview is a charming detached three-bedroom family home, set on an elevated site within a sought-after residential area of the market town of Castle Douglas. Occupying a generous plot, the property benefits from excellent outdoor space.

The property benefits from two driveways to the front, providing ample parking, in addition to a car port. The rear garden is a particular highlight, having been beautifully landscaped to maximise the surrounding views. Internally, the home is well proportioned and comprises three bedrooms, a kitchen, and three reception rooms. A more detailed description along with a floor plan can be found within these particulars of sale.

Fineview is conveniently located within a short walk of Castle Douglas high street, known as "The Food Town." The town offers a full range of amenities, including leisure facilities, health services, professional services and supermarkets. The high street is especially renowned for its variety of traditional shops, including butchers, bakers, grocers and craft outlets. Both primary and secondary education are available locally. Castle Douglas and the surrounding area also host a variety of community-run 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 (54 miles) and Glasgow International Airport (89 miles). There are mainline railway stations at both Dumfries (18 miles) and Lockerbie (31 miles), 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 Fineview are sought **in excess of: £280,000**

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

Fineview is of traditional construction set under a slate roof. The cottage offers spacious accommodation throughout, briefly comprising:

- **Utility Room**

Steps lead up to the utility space from the outdoor car port, which has windows to the side and rear. There is a sink, floor units and the room is plumbed for white goods.

- **Kitchen**

With a large window offering elevated views towards Castle Douglas. There are wall and floor units, a gas hob and an electric cooker, along with a small window to the side.

- **Dining Room**

Featuring a large window to the front and a gas fireplace.



- **Central Hallway**

Provides access to all ground floor rooms, the front porch and the staircase to the first floor.



- **Shower Room**

With a WC, wash hand basin, large shower and a rear-facing window.

- **Bedroom 1**

With a fixed wardrobe, built-in cupboards and a large window to the rear.

- **Snug**

With a large window to the rear and double doors leading into the living room.

- **Living Room**

A cosy room with a fire and a large window to the front.

FIRST FLOOR

- **Upper Landing**

With a substantial storage cupboard.

- **Bedroom 2**

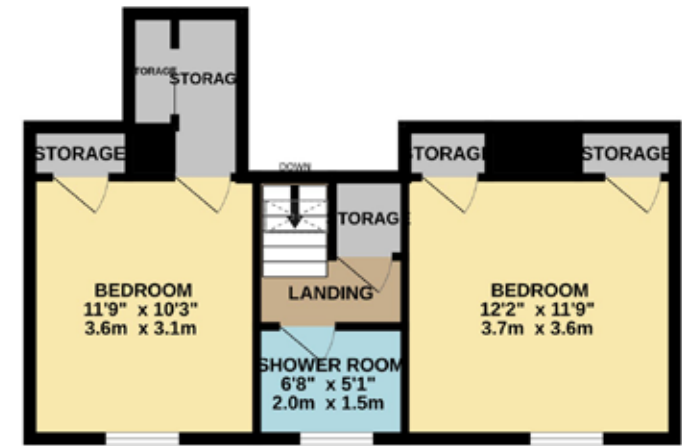
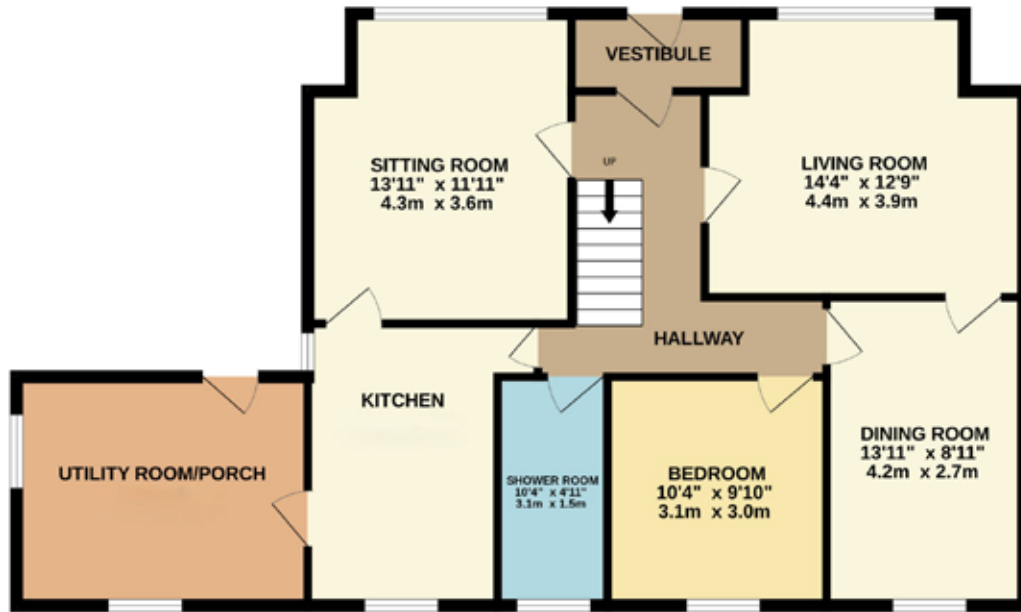
With a walk-in wardrobe featuring eaves access, a built-in cupboard and a large window to the rear.

- **WC**

With a WC, wash hand basin and a rear-facing window.

- **Bedroom 3**

With a built-in cupboard and a window to the rear.



OUTSIDE

As mentioned earlier, the front of the property offers two driveways providing off-road parking for several vehicles. The rear of the property features an elevated hardstanding terrace enclosed by secure metal railings, providing a practical outdoor area with an open outlook across the garden below and attractive views across the neighbouring rooftops towards the surrounding countryside and distant hills. This level also offers direct access to the cellar, providing useful additional storage space.

From the terrace, steps lead down to the tiered lower garden, which is laid to lawn and bordered by mature shrubs and secure fencing, creating a private and well-defined outdoor space. The layout offers plenty of room for everyday family use, with the lawn providing a versatile area for play or relaxation. In addition, there is a summerhouse, adding further flexibility for storage, hobbies or a quiet retreat within the garden.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	D	E (53)



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, **Karen Baird at 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. 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 April 2026

Sale Plan



For identification purposes only