



**26 CARLINGWARK STREET**

Castle Douglas, DG7 1DW



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# 26 CARLINGWARK STREET

Castle Douglas, DG7 1DW

Dalbeattie 6 miles, Kirkcudbright 9 miles, Dumfries 18 miles, Carlisle 52 miles, Glasgow 86 miles

## A BEAUTIFULLY PRESENTED AND MODERNISED FAMILY HOME WITH GENEROUS ENCLOSED GARDEN GROUNDS SITUATED IN A CENTRAL POSITION WITHIN THE BUSTLING MARKET TOWN OF CASTLE DOUGLAS

- BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME
- MODERNISED TO A HIGH STANDARD INCORPORATING ALL FEATURES FOR MODERN FAMILY LIFE
- GENEROUS ENCLOSED LANDSCAPED GARDEN TO THE REAR
- WITHIN WALKING DISTANCE OF SCHOOLS AND CASTLE DOUGLAS TOWN CENTRE
- WITHIN AN EASY DRIVE OF MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY**

### VENDORS SOLICITORS

Mr Stephen McLean  
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](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

26 Carlingwark Street occupies a central position within Castle Douglas close to the thriving high street. The property has been greatly improved within the current ownership presented as a lovely family home, which has been beautifully modernised to a high standard incorporating all features for family day living. The accommodation is set over two floors incorporating a lounge, elegant kitchen / diner, sunroom / utility, four bedrooms and a family bathroom. A feature of the property are the generous garden grounds to the rear which are fully enclosed making this a safe haven for children and pets.

No' 26 Carlingwark Street 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 No' 26 Carlingwark Street are sought **in excess of: £150,000**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

No' 26 Carlingwark Street is of traditional construction set over two floors under a slated roof. The accommodation throughout, briefly comprises:

### GROUND FLOOR

- **Entrance Hallway**

A welcoming entrance to the house with one of the walls having been stripped back to the natural stone, making this a lovely feature of the house.

- **Lounge**

A bright family lounge with engineered oak flooring and a picture window to the front.



- **Kitchen / Dining Room**

A recently fitted stylish kitchen with a generous range of floor and wall units, enhanced with gold-coloured handles. Fitted electric oven and gas hob with a contemporary splashback and cooker hood. The emphasis

here is family and social entertaining where there is ample space for a dining table. In addition, a wood burning stove sets the scene for those cosy winter nights. There is a window to the rear and a Velux light tunnel, which further enhances the natural light within. A part glazed UPVC door accesses the utility / sunroom.



- **Sunroom**

This is a superb addition to the accommodation which is utilised as a utility room / boot room / playroom, etc. Although ideal for the current owners, there may be some potential to add a more permanent extension, however, any interested party wishing to pursue this would need to make their own enquiries with the regional council.

- **Inner Hallway**

Providing access to bedroom one and the staircase leading to the first-floor accommodation.

- **Bedroom 1**

Although a small single bedroom, the owners have made the most of the space incorporating fabulous space saving furniture, such as high beds with a hobby space below, therefore increasing the floor space. A window is set to the rear.

**FIRST FLOOR**

- **Family Bathroom**

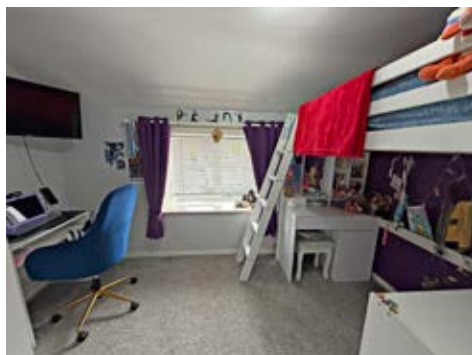
Housing a corner bath with a shower over, WC & WHB, a window is set to the rear.

- **Bedrooms 2 & 3**

Again, with space saving furniture and windows set to the front.

- **Bedroom 4**

A double room with a window set to the rear.



**OUTSIDE**

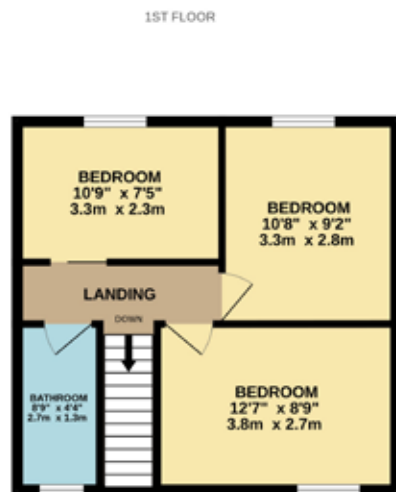
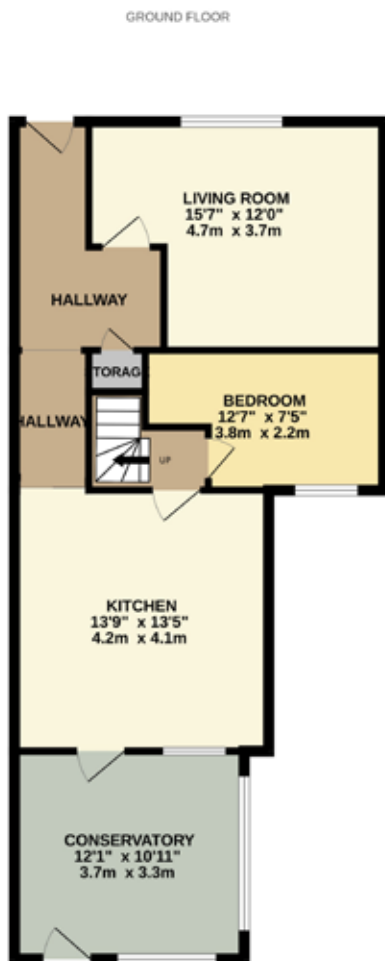
As mentioned earlier, there are garden grounds to the rear which are completely enclosed making this a safe haven for children and pets. The garden grounds have been landscaped to accommodate family living with a decked patio area, perfect for social and family entertaining throughout the summer months, areas of neat lawns, a mature tree provides an element of privacy & shade, flowering borders, etc., along with relatively new garden storage sheds.

**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	B	C (77)

**HOME REPORT**

A home report can be downloaded from our website: [www.threaverural.co.uk/property](http://www.threaverural.co.uk/property)



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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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, **Mr Stephen McLean, 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.

## 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 June 2026***