

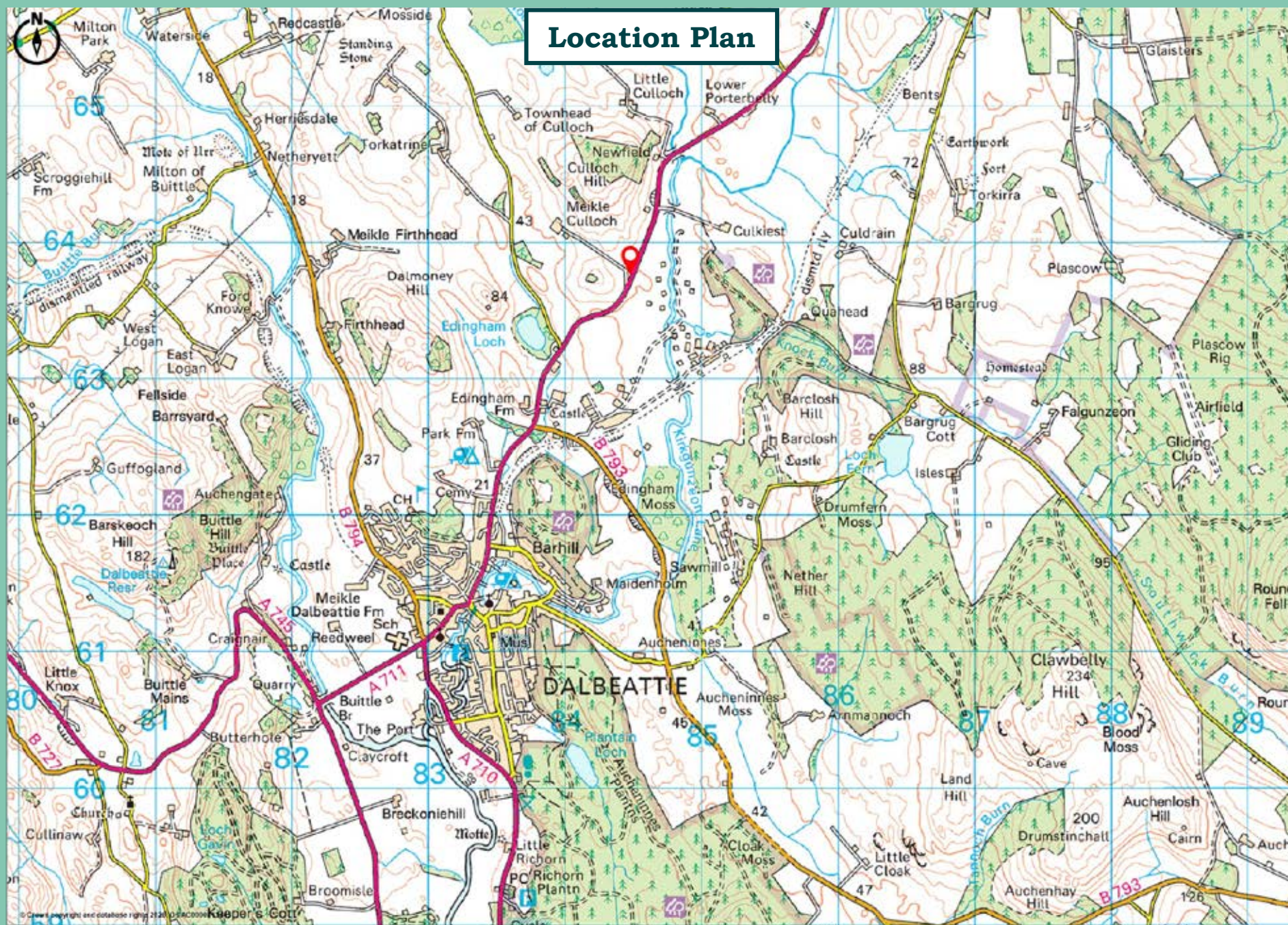


NO' 2 MEIKLE CULLOCH COTTAGES

Dalbeattie, DG5 4NN



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

No' 2 MEIKLE CULLOCH COTTAGES

Dalbeattie, DG5 4NN

Dalbeattie 2 miles, Castle Douglas 8 miles, Dumfries 12 miles, Carlisle 48 miles

A CHARMING SEMI-DETACHED BUNGALOW WITH GENEROUS GROUNDS SITUATED IN A RURAL YET ACCESSIBLE LOCATION NEARBY THE TOWN OF DALBEATTIE

- THREE BEDROOM SEMI-DETACHED BUNGALOW REQUIRING FULL REFURBISHMENT
- SPACIOUS GARDEN GROUNDS
- PRIVATE DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- EXCELLENT BLANK CANVAS OFFERING EXCELLENT POTENTIAL FOR MODERNISATION
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Dales Solicitors
18 Wallace St
Galston
KA4 8HP
Tel: 01563 820216



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

No. 2 Meikle Culloch Cottages is a semi-detached property of traditional construction, situated in a rural position not far from the town of Dalbeattie.

The cottage occupies a generous plot, with its own private driveway leading to the side of the house. The garden is mainly laid to lawn, and the accommodation comprises three bedrooms, a living room and a kitchen. The property does require a refurbishment, however, it offers a superb blank canvas to create a lovely family home.

Threave Rural are also marketing No' 1 Meikle Culloch Cottages.

The cottage enjoys a peaceful countryside setting, surrounded by the beautiful landscapes of Dumfries and Galloway, while being just a short drive from the market town of Dalbeattie. The town offers an excellent range of local amenities, including a relatively recently constructed school providing education from nursery through to secondary level, together with a variety of shops, professional services, cafes, bakers, butchers, medical facilities and leisure opportunities. Dalbeattie is also home to the Rocks and Wheels project, which has transformed the former Dalbeattie Primary School into a popular activity and community centre. Facilities include a climbing wall, bouldering area, external pump track, café and community meeting spaces.

For outdoor enthusiasts, the surrounding countryside provides superb opportunities for walking, cycling, golf, fishing, sailing and shooting. Dalbeattie Forest forms part of the renowned 7stanes mountain biking network, while Dalbeattie and Colvend golf courses are both within easy reach. The nearby Solway Coast offers a beautiful combination of scenic countryside, coastal villages and picturesque walks.

A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, while the regional centre of Dumfries provides an extensive choice of high street shops, retail parks, large supermarkets, a University Campus and a modern hospital.

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 66 miles away, and there are international airports in Glasgow (92 miles) and Edinburgh (90 miles). Main train links are available from Dumfries (12 miles) and Carlisle (47 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 No' 2 Meikle Culloch Cottages 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

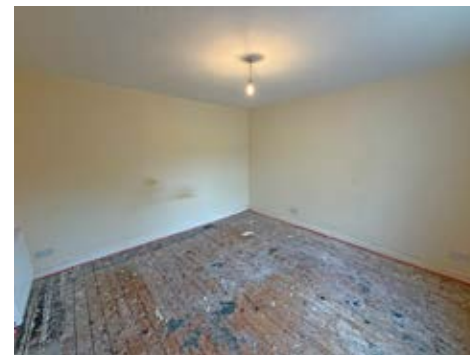
Web: www.threaverural.co.uk

PARTICULARS OF SALE

No. 2 Meikle Culloch Cottages is a traditional cavity brick-built property with a rendered finish, requiring cosmetic upgrading throughout, briefly comprising:

- **Kitchen**

A part-glazed uPVC door opens into this light-filled space, which features a range of wall and base units, a sink and a window to the rear.



- **Lounge**
A large room with a fireplace, built in shelves and a window to the side.
- **Inner Hallway**
With a cupboard housing the boiler.
- **Bathroom**
Fitted with a bath, WC, wash hand basin and a window to the side

- **Double Bedroom**
With built-in cupboards and a window to the rear.
- **Hallway**
With a built-in cupboard, window to the front and the front door.
- **Double Bedroom**
With a window to the side.
- **Double Bedroom**
With a window to the front.

OUTSIDE

The property is approached via a sweeping driveway to the side of the house, providing ample parking for several cars. The grounds are mainly laid to lawn, with a gravelled area to the rear providing space for alfresco dining.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	C	E (46)

HOME REPORT

The home report for No' 2 Meikle Culloch Cottages can be downloaded directly from our website: www.threaverural.co.uk/property

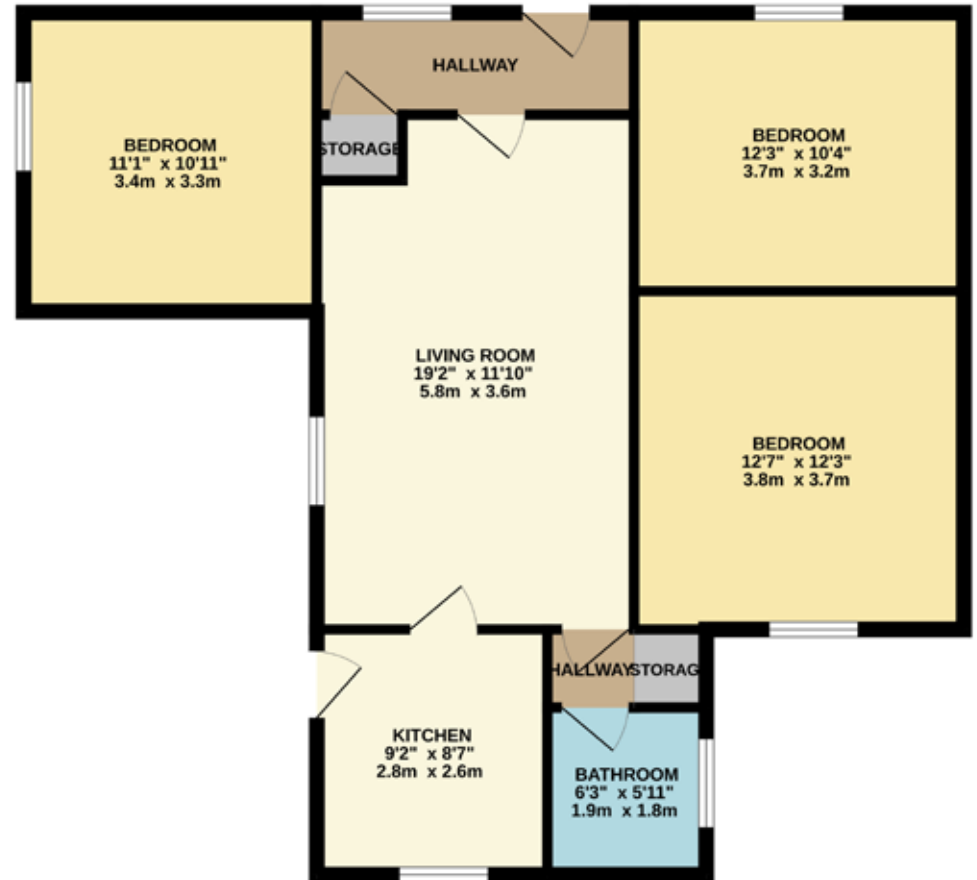
WARRANTY CLAUSE

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

GROUND FLOOR



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.



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 September 2026



Sale Plan

Meikle Culloch
Cottages

Meikle Culloch Cottages 2

Meikle Culloch Cottages 1

For identification purposes only

0m 10m 20m 30m

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