

Galbraith



THE GRANARY

CASTLE DOUGLAS, DUMFRIES AND GALLOWAY



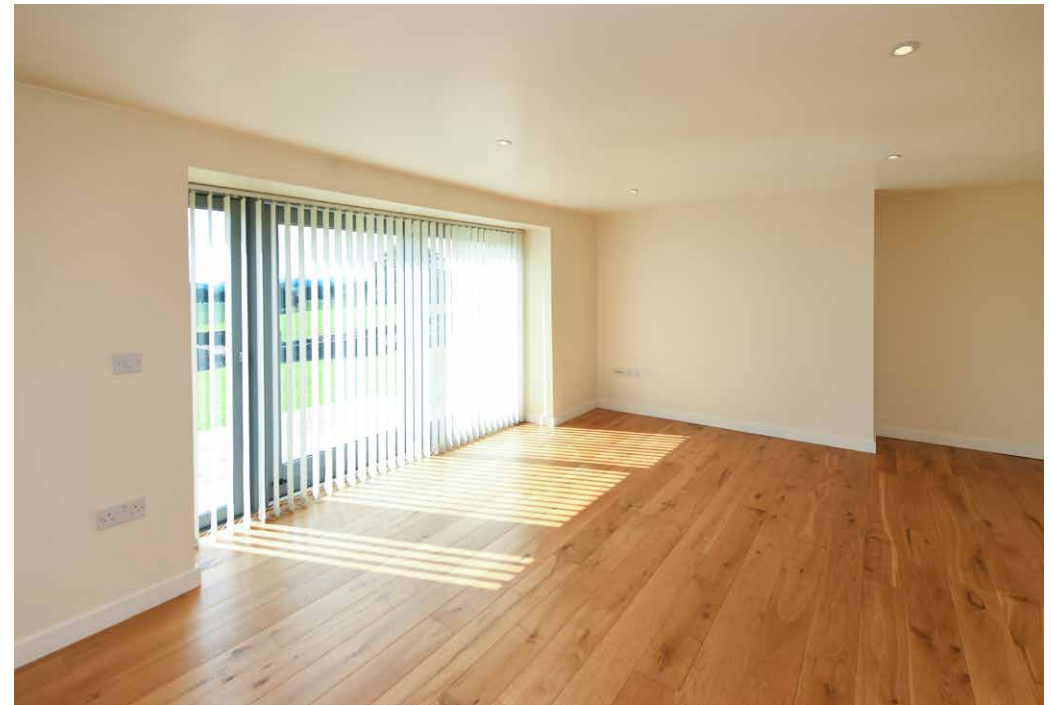
THE GRANARY, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY

A contemporary three bedroom house located in a convenient yet rural location.

Castle Douglas 2.6 miles ■ Dumfries 17 miles ■ Carlisle 51 miles

Offers Over £275,000

- 2 reception rooms. 3 bedrooms
- Open plan kitchen, dining area and sunroom
- 2 double bedrooms to the first floor with ensuite facilities and a ground floor double bedroom
- Large external storeroom
- Private parking
- Large garden



Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket



SITUATION

The Granary is nestled within the rolling countryside near to the town of Castle Douglas which is just over 2 miles away and is known as Dumfries and Galloway's Food Town and has many local individual shops and businesses providing a varied selection of gifts, foods and services. There are both primary and secondary schools in the town along with supermarkets, health services, veterinary services and a livestock market.

Dumfries is the principal town in the area, and provides a wider range of schools, shops, retail outlets, and other services including the region's main hospital, the Dumfries and Galloway Royal Infirmary. Also in Dumfries there is the Crichton Campus of the West of Scotland University, providing further higher education courses.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits, and is a popular tourist destination. There is good hill walking opportunities in the Southern Uplands as well as the nearby Galloway Hills, and cycling along some of the new designated cycle routes as well the Seven Stanes mountain bike routes, including Ae Forest and the Galloway Forest Park. The Galloway Forest Park which is known for its beauty and tranquillity, being the centre of the Galloway and Southern Ayrshire Biosphere and Britain's First Dark Sky Park, which provides astronomers phenomenal views of the stars. Loch Ken is renowned for its water pursuits, water skiing, sailing, fishing and many others, and The Galloway Activity Centre (just a short distance away) offers a variety of learning courses.



DESCRIPTION

The former Ermenzie steading was converted by the current owners in 2005 to form three properties. The Granary offers an open plan dining, kitchen leading to a sunroom. The well-equipped kitchen includes an electric hob with extractor fan, double electric oven, integrated fridge freezer and dishwasher. The sunroom benefits from its southwest position and allows far reaching views of the surrounding countryside. To the rear of the property, you will find a separate, large utility room with wall and base units and houses the oil-fired boiler, space for a washing machine and tumble drier and extractor fan. This property benefits from having a separate living room with patio doors leading to a seating area looking over the garden and to the countryside beyond. To the ground floor there is a large double bedroom with built in wardrobes and a family bathroom which includes a bath and walk in shower cubical. To the first floor the master bedroom has an ensuite shower room and dressing room. The second bedroom also benefits from an ensuite shower room and built in cupboards.

Access to the property is via a shared driveway and shared courtyard area with allocated parking.

ACCOMMODATION

Ground Floor: Entrance hall, stairs to the first floor, living room, dining kitchen, sun room, utility room, family bathroom, bedroom 3.

First Floor: Master bedroom with ensuite and dressing room, second bedroom with ensuite.

GARDEN

From the sunroom and living room there is direct access to a patio area. The Granary has an expansive lawned area including a former cart building which with the correct consents could be converted to provide further storage or workspace.

FLOOD RISK

The property has not been affected by flooding within the last 5 years.

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

DG7 2NX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///translated.remarried.kitten

SOLICITORS

Mr Adam Turnbull, Gillespie Gifford and Brown

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



VIEWINGS

Strictly by appointment with the Selling Agents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Shared septic tank	Freehold	Oil Fired	Band E	C	Available to property	YES

ANTI MONEY LAUNDERING (AML) REGULATIONS

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024

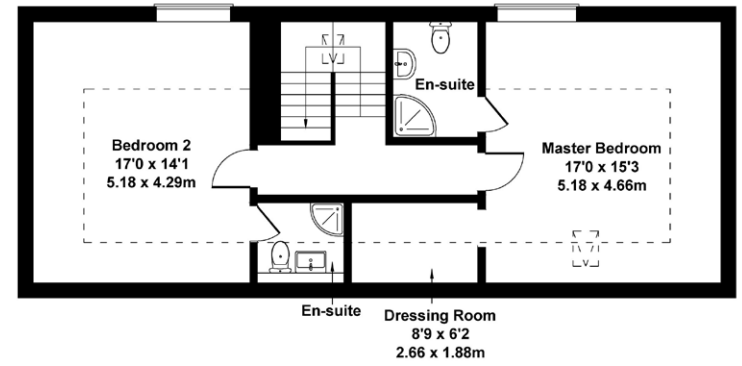


The Granary, Castle Douglas

Approximate Gross Internal Area
2379 sq ft - 221 sq m
(Excluding Store)



GROUND FLOOR

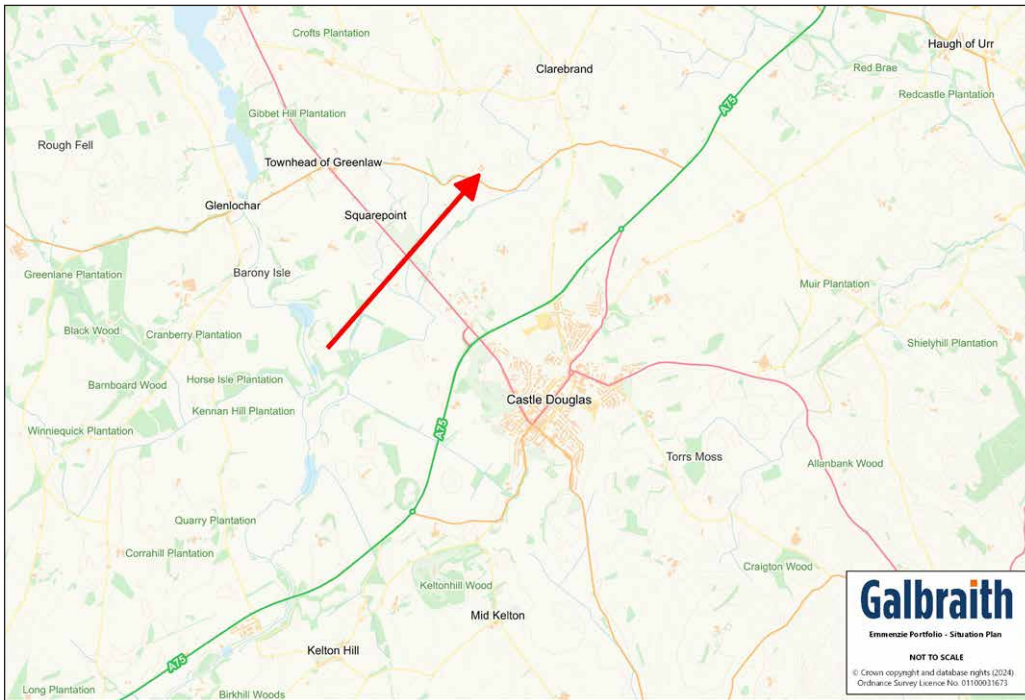
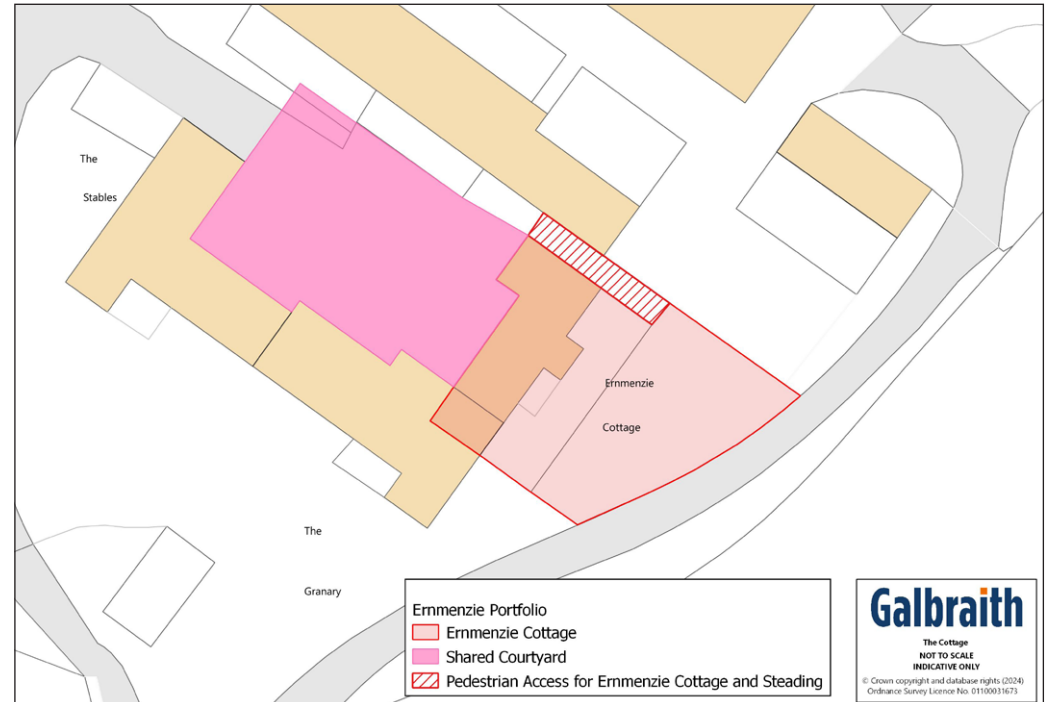


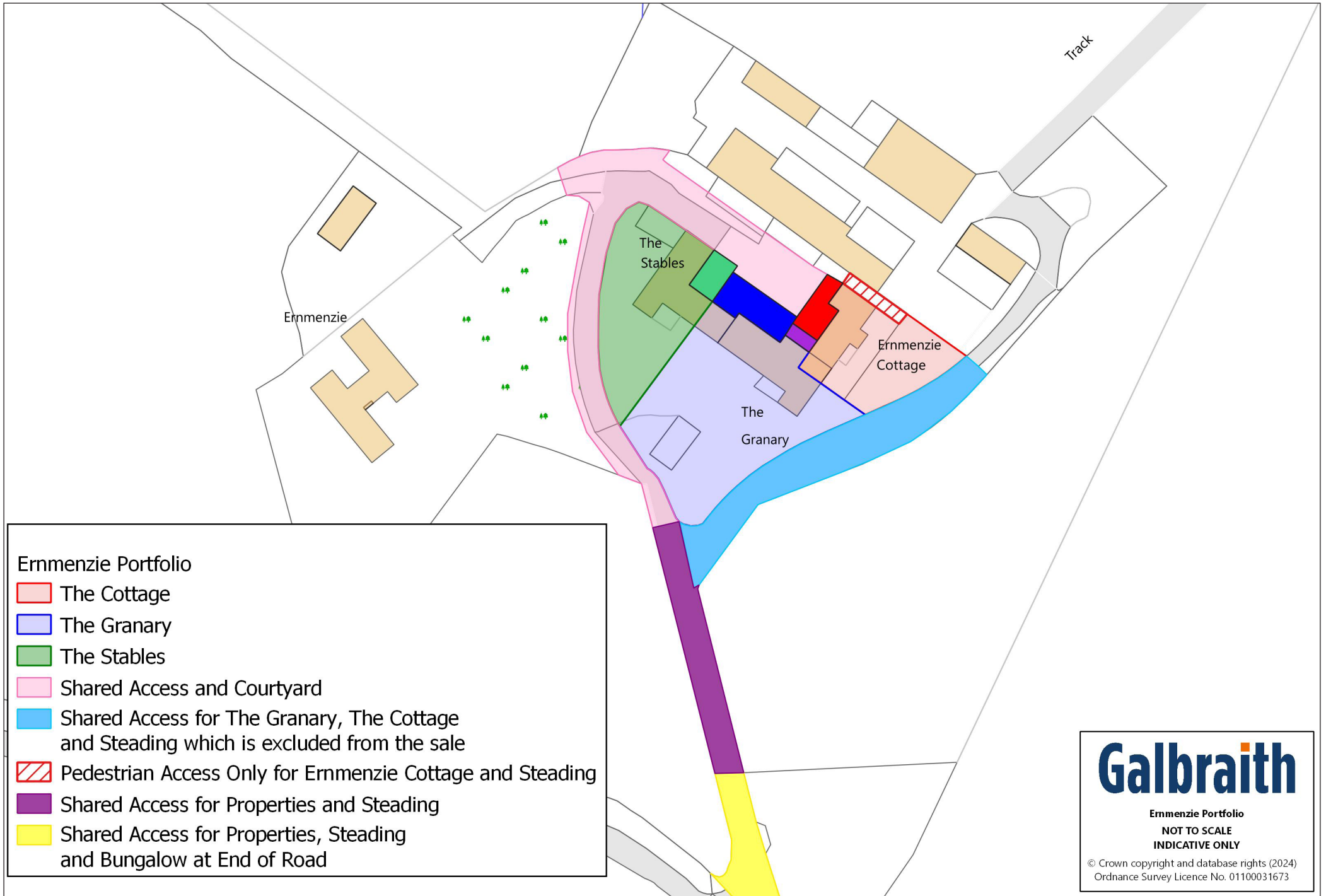
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024









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