

An aerial photograph of a rural landscape. In the foreground, a large, vibrant green field is visible, with a small white cottage nestled among trees on its left side. A dirt path leads towards the cottage. In the middle ground, a larger, grey-roofed building is partially obscured by a dense forest of trees with autumn foliage. The background features rolling hills, a body of water, and distant mountains under a blue sky with scattered clouds. Wind turbines are visible on the horizon.

Galbraith

MIDTOWN COTTAGE
LAURISTON, CASTLE DOUGLAS



MIDTOWN COTTAGE, LAURIESTON, CASTLE DOUGLAS

An attractive detached rural cottage over two floors with extensive garden grounds and far reaching countryside views.

Castle Douglas 7 miles. ■ Dumfries 23 miles. ■ Glasgow 81 miles. Edinburgh 101 miles.

Acreage 0.6 acres (0.24 hectares)

Offers over £220,000

- 1/2 reception rooms. 2/3 bedrooms
- Attractive detached property
- Extensive garden grounds
- Fully UPVC double glazed with Oil Central Heating
- South Facing
- Countryside Views

Galbraith

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SITUATION

Midtown is situated in an attractive, elevated location on the edge of the village of Laurieston. Looking out over the rolling countryside towards the Red Kite Feeding Station and Meikle Dornell Hill beyond.

The nearby market town of Castle Douglas has a good range of shops, supermarkets, and other services, and is designated Dumfries and Galloway's Food Town. The regional capital of Dumfries offers a wider range of shops, retail outlets and services including the recently opened Dumfries and Galloway Royal Infirmary.

There are water sports and sailing on nearby Loch Ken as well as on the Solway, along with excellent hill walking in the nearby Galloway Hills and cycling along some of the numerous cycle routes, as well as a nationally renowned network of mountain biking routes in the hills and forest parks making up the Seven Stanes centres.

Communications to the area are very good, with a regular daily bus service from the town, and railway stations in both Dumfries and Lockerbie. The M74 motorway is about 51 miles distant allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 45 miles to the north. Both Glasgow and Edinburgh, which have international airports are around 80 / 100 miles respectively.

DESCRIPTION

Midtown sits in an idyllic edge of village location within a generous elevated plot enjoying far reaching countryside views. The current owner has modernised and improved the property since purchase to provide a comfortable family home. The property benefits from full double glazing, oil fired central heating and a wood burning stove in the principal reception room.

Offering generous accommodation space providing flexibility in layout to accommodate the purchaser's specific needs. In its current layout, Midtown offers two bedrooms, however by utilising the front sunroom as a dining room, the ground floor dining room, currently used as a study, could easily adapt to form a third bedroom if desired. With an abundance of outside space, the property offers great potential for further development should a family need to expand the accommodation space (subject to relevant planning consents).



ACCOMMODATION

Ground Floor:
Sun Room. Hallway. Dining Room/Bedroom 3. Sitting Room. Kitchen. Rear Sun Porch. Bathroom.

First Floor:
Bedroom 2. Bedroom 1.

GARDEN

The extensive garden grounds extend to about 0.6 acres, predominantly laid to lawn but also offering a range of mature planted shrubs and trees, including ornamental and fruiting cherry trees, apple tree, plum tree, rhododendron, azalea, lilac, and a striking Scots pine. An area of 'wild garden' currently exists for the encouragement of pollinators but could easily be cut back if desired. There is a small beech wood to the side, which is carpeted with snowdrops in January and several varieties of daffodil in spring. The garden attracts a wide range of wildlife including deer, hedgehogs, woodpeckers, numerous garden birds and the occasional red squirrel. The property is accessed via its own driveway leading to a parking/turning area. To the rear is an area of hardstanding where a large shed formerly stood. There is a greenhouse, shed and log store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil Central Heating. Wood Burning Stove	Band E	E 53	Fibre to the cabinet.	YES

FLOOD RISK

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

DIRECTIONS

From Castle Douglas, follow the A713 signposted Ayr. Within Townhead of Greenlaw turn left signposted Laurieston. At the crossroads turn right on to the A762 for New Galloway. Upon leaving the village, Midtown sits in an elevated position on your right with its own access.

POSTCODE

DG7 2PP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: awaiting.inhabited. newer

SOLICITORS

Gillespie Macandrew

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. For the avoidance of doubt, all moveables, with the exception of the fireside companion set, belong to the tenant. All appliances, with the exception of the built in cooker and hob, belong to the tenant.

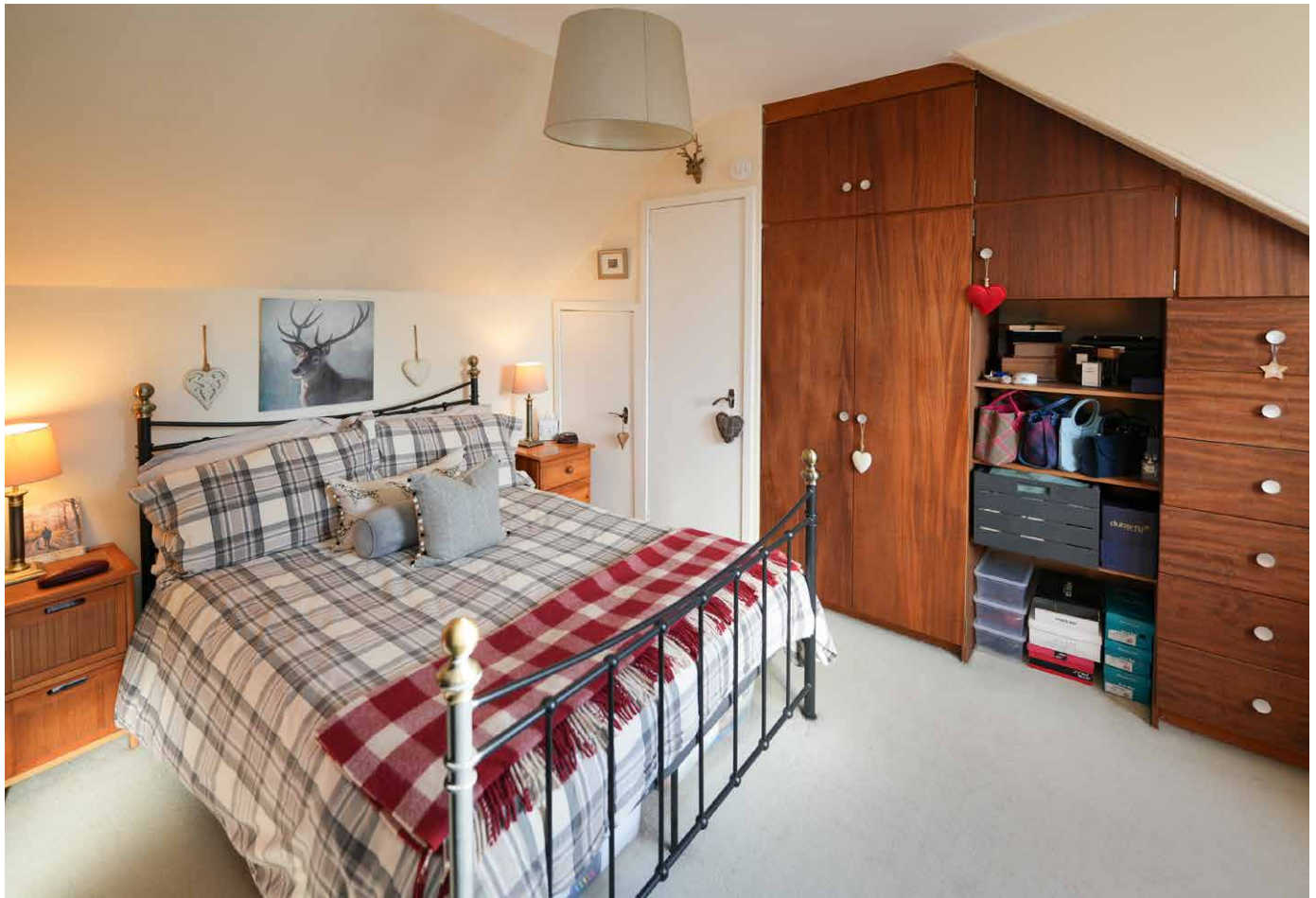
VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

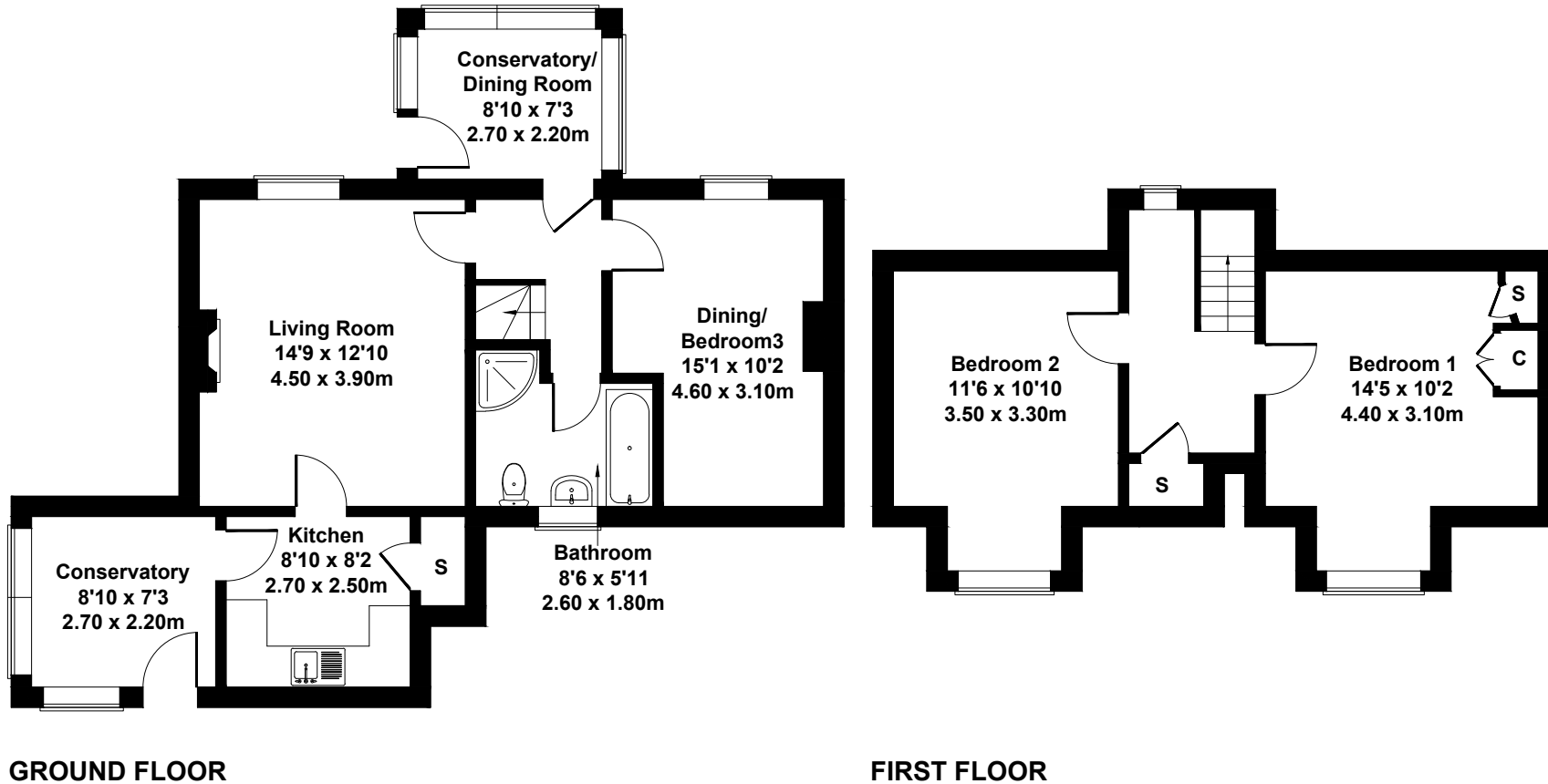
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.



Midtown, Laurieston

Approximate Gross Internal Area
1084 sq ft - 101 sq m



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. 2019

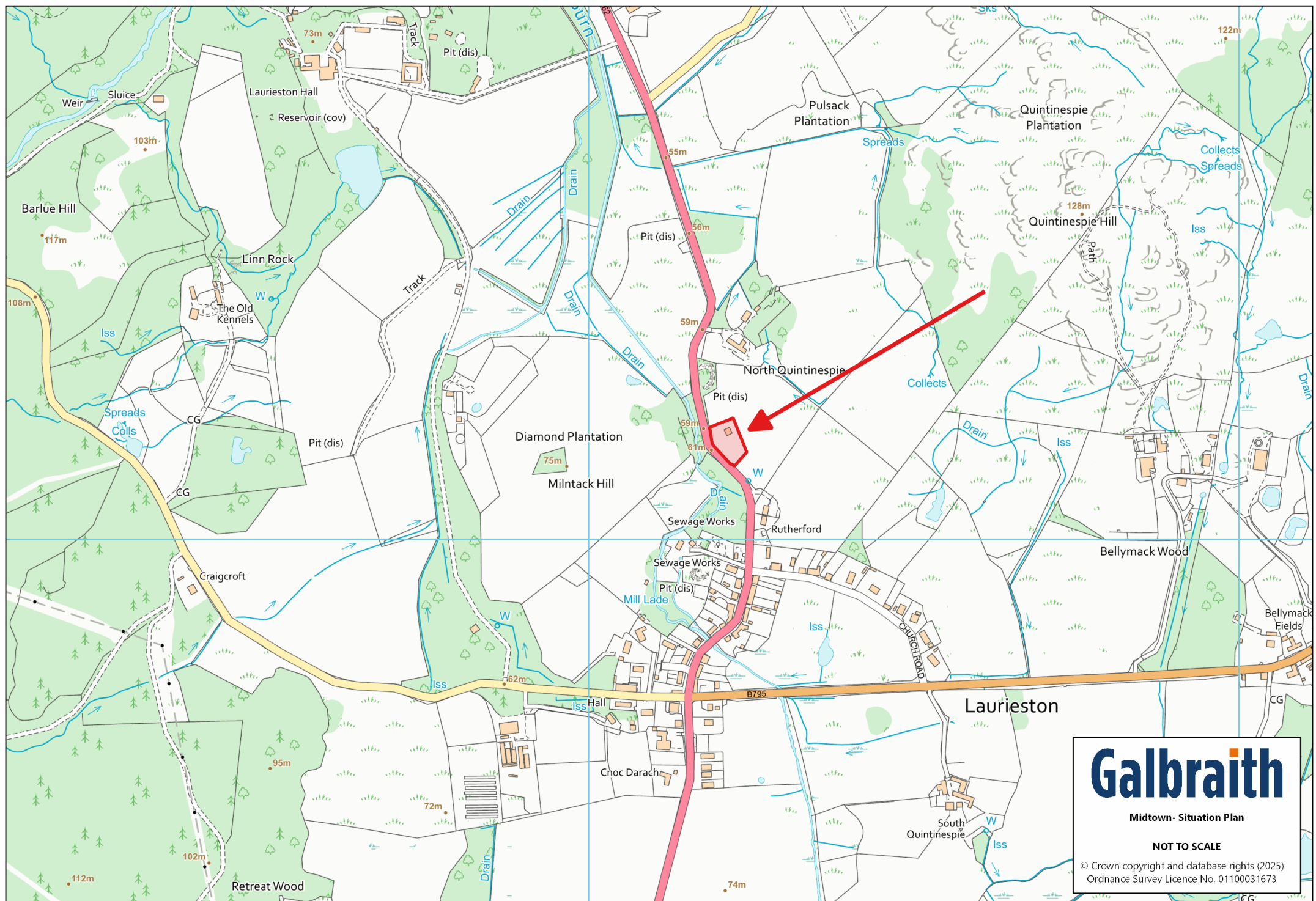
HEALTH & SAFETY

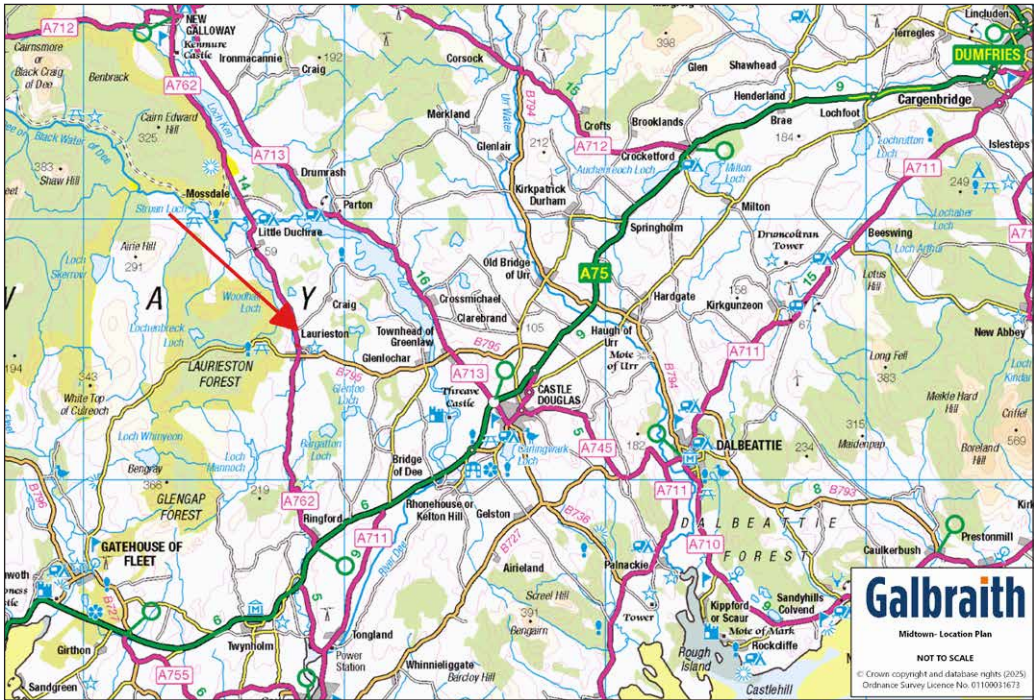
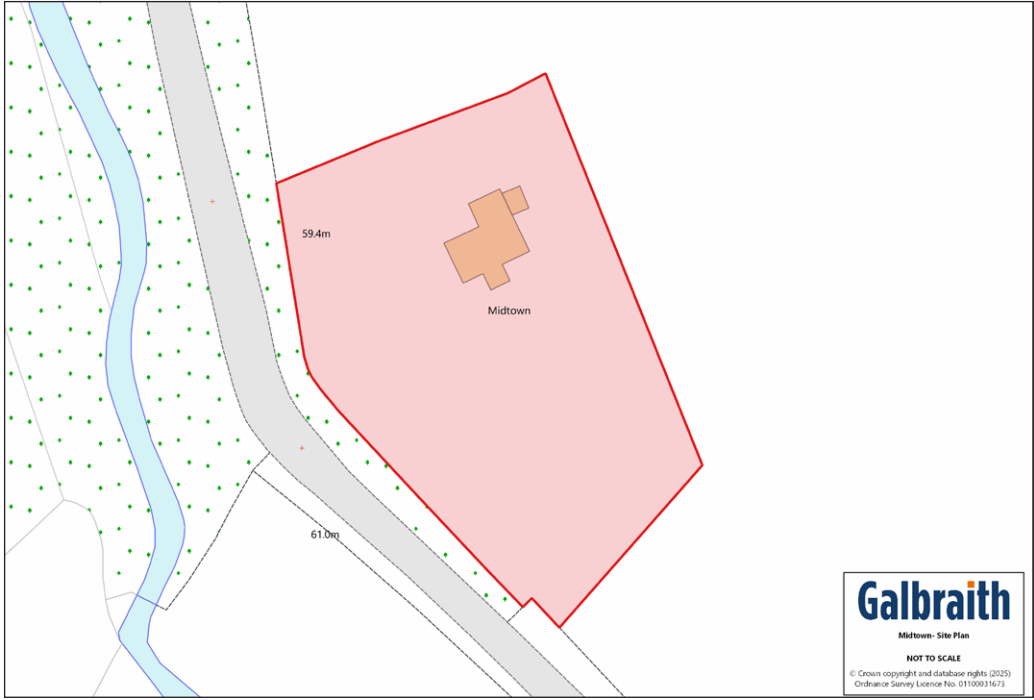
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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. External Photographs taken in October 2024. Internal Photographs March 2025.









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