



54 ST. ANDREW STREET
CASTLE DOUGLAS

↑ Ayr (A 713)
← Stranraer (A 75)
Dumfries (A 75) →



54 ST. ANDREW STREET, CASTLE DOUGLAS

A charming four storey townhouse in a popular market town

Dumfries 18 miles ■ Ayr 49 miles ■ Carlisle 52 miles

Offers Over £270,000

- 2/3 reception rooms. 4/5 bedrooms
- Basement with potential for a number of uses
- Large attic
- Large mature garden with outhouses
- Convenient location for schools and services

Galbraith

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 OnTheMarket





SITUATION

At over 200 years old, 54 St Andrew Street sits in an elegant street in a leafy residential area of the popular market town of Castle Douglas. A short walk around the corner takes you to Lochside Park, ideal for dog-walking and has a large loch front, enclosed children's play area and is host to numerous Civic activities in summer. Just outside the park is the tennis club which is available to join as a member, and 'The Fullarton' theatre which hosts various live performances, live National Theatre broadcasts and blockbuster cinema releases. Castle Douglas is famed for its collection of individual shops and businesses, a characteristic that led to its being designated Dumfries & Galloway's Food Town. In addition, there is a primary school, a secondary school, swimming pool and gym, a number of hotels and restaurants, as well as a large health centre and small cottage hospital. Perennially popular with tourists, Castle Douglas is a great base for accessing the excellent hill walking, cycling, shooting, fishing and equestrian pursuits that the region has to offer. Numerous wonderful beaches are within easy driving distance of Castle Douglas including the ever popular Sandyhills to the east, and the scenic Mossyard to the west. The nearby Galloway Forest Park offers stunning countryside, history and the UK's first designated Dark Sky Park. There are mainline railway stations at Dumfries and Lockerbie, ferry services to Northern Ireland at Cairnryan near Stranraer, whilst international airports are available in Glasgow and Edinburgh, both around 2 hours' drive.

DESCRIPTION

54 St Andrew Street is a four storey historic townhouse of a sort rarely available in this bustling market town, and although now in need of some upgrading and modernisation, has been a beloved family home for many decades. Depending on whether you create a first floor reception room there are 4 to 5 bedrooms (inc 1 at attic level), and 2 to 3 reception rooms. The current sitting room on the ground floor runs the entire depth of the house and was once a ballet school run by the current owner's mother. A good sized dining room sits across the generous entrance hall. The kitchen sits on the lower ground floor and features vintage built-in cupboarding. A useful and fascinating basement still has the old range and brass bells echoing its former use as the main kitchen. A stone-shelved pantry echoes the past also. An elegant curving staircase leads up from the ground floor passing the bathroom on the half landing and onwards to the first floor landing, from where all the main bedrooms can be accessed. The largest bedroom has been used as a sitting room in the past, or could be an impressive master bedroom. A small dressing room to the front lends itself to a number of possibilities including becoming an en-suite to bedroom 2, subject to obtaining all necessary permissions. The elegant curving staircase continues up from the first floor landing to the top floor. A fifth bedroom sits at attic level, accompanied by a number of attic store rooms. To the rear is an impressive garden, more fully described below. A pend from the street leads through to this, allowing for refuse bins and garden items to be transported without needing to go through the house. Parking is on street.

This is a rare opportunity to acquire a substantial townhouse and create a fantastic home in which to raise a family and create many happy memories, much in the same way as the current owner's family did.

ACCOMMODATION

Basement: Former Kitchen. Pantry. Store. Coal Store.

Lower Ground Floor: Kitchen. WC. Rear hall and door to Garden.

Ground Floor: Entrance Vestibule. Hallway. Sitting Room. Dining Room.

First Floor: Bathroom (on half landing). Landing. Bedroom 1/ Living Room. Bedroom 2. Bedroom 3. Bedroom 4. Dressing Room

Second Floor: WC (on half landing) Bedroom 5. 4 Attics





GARDEN

The garden is laid to various areas including lawn, beds for both shrubs and vegetables, and a patio. Adjacent to the patio are two outbuildings which can be used as a store and a garden room, which would be ideal for upgrading to a home office. The garden stretches down towards an old original garden wall, which could be useful for growing certain climbing plants or to construct a lean-to greenhouse or summerhouse. There is much scope for creating new areas for outside entertaining and for childrens' play. The pend leads from the patio area to St Andrew Street, and Number 52 next door has a right of access through it.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas & Electric	Band E	F 28	FTTC	YES

FLOOD RISK

SEPA notes a medium risk of surface water flooding towards the end of the garden. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS

52 St Andrew Street has a pedestrian right of access to the pend leading from St Andrew Street to the rear gardens. The pend and ground connecting it to the garden of 54 St Andrew Street is shown coloured blue on the site plan below.

DIRECTIONS

In Castle Douglas head south west down Queen Street until you arrive at the cross junction with the Kings Arms Hotel on the right. Turn left into St Andrew Street. Continue along the first section. Number 54 is on the right opposite the small paddock belonging to The Brae.





Bedroom 5/Attic Bedroom



Attic



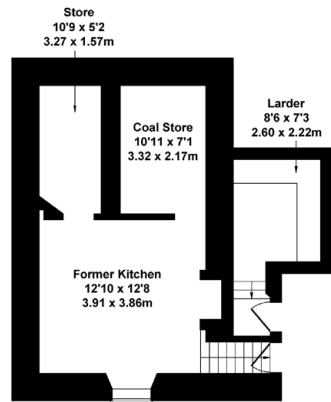
Basement Pantry



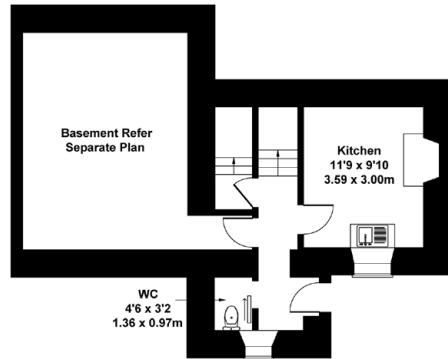
Basement

54 St Andrew Street, Castle Douglas, DG7 1EN

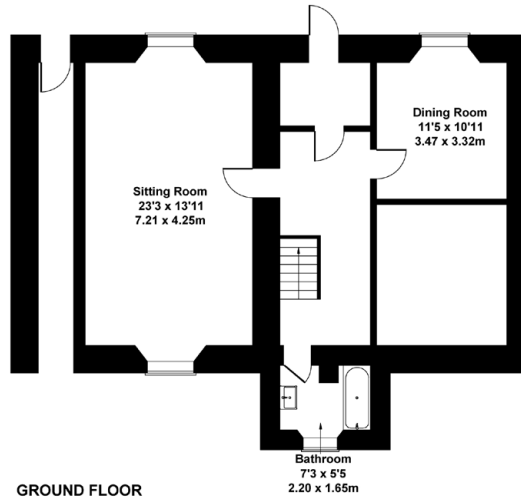
Approximate Gross Internal Area
3746 sq ft - 348 sq m



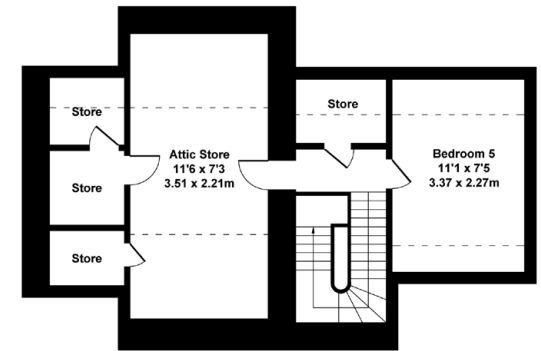
BASEMENT



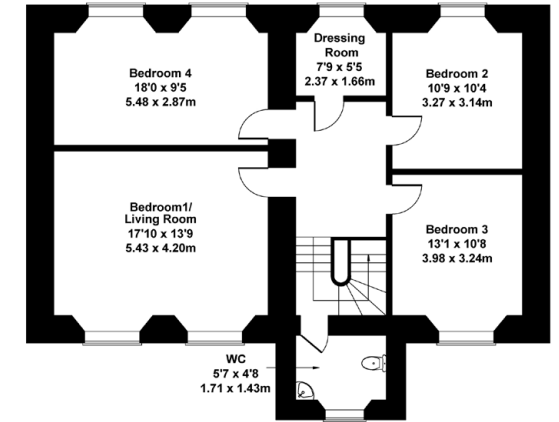
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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 May 2024.

POST CODE
DG7 1EN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: foot.kitchen.rift

SOLICITORS

Gillespie Gifford & Brown, 133 King Street, Castle Douglas, DG7 1NA

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

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.







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