



58 & 60 KING STREET

CASTLE DOUGLAS DG7 1AD



58 & 60 KING STREET, CASTLE DOUGLAS DG7 1AD

Shop and 2 Bedroom Flat with Garden.

Kirkcudbright 10 miles ■ Dumfries 18 miles
Gretna (M74 Motorway) 54 miles

- Ground Floor: Shop. Office. WC and Store
- First Floor: Kitchen. Living Room/Dining Room. Bedroom.
- Second Floor: Bedroom 2. Bathroom.
- Private Garden. Side Access.



Galbraith

Castle Douglas
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Shepherds Chartered Surveyors,
18 Castle St, Dumfries
DG1 1DR





DESCRIPTION

58 King Street is a delightful traditional bright and airy ground floor shop with a store, w.c. and office. The flat above, 60 King Street, has its own access from the street as well as from the side of the property. It is a spacious 2 bedroom flat with accommodation on 2 floors and a large private garden to the rear.

The immaculately maintained property is situated in a prime position at the upper end of King Street near the market hill car park.

LOCATION

The market town of Castle Douglas is known as Scotland’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, cafes, hotels, a cottage hospital, health services, and both veterinary services and a livestock market. In addition at the southern edge of the town there is a small theatre, a large park with boating lake, as well as a golf course.

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. Threave Estate is located on the edge of Castle Douglas, and features impressive gardens, visitors centre with a restaurant. There is good hill walking in the nearby Galloway Hills and cycling along some of the designated cycle routes as well the Seven Stanes mountain bike routes.

Communications to the area are very good. There are main line railway stations in Dumfries and Lockerbie, providing excellent links to both the north and south.

LAYOUT

The layout of the building can be seen in the floor plan included within these particulars. In addition the site plan shows the overall extent of the Title including the side access and large rear garden.

SERVICES

The services are split to supply the Shop and Flat separately and comprise of:

Shop

Electricity	Water	Heating	Drainage	EPC
Mains	Mains	Night Storage Electric	Mains	G125 (Commercial Rating)

Flat

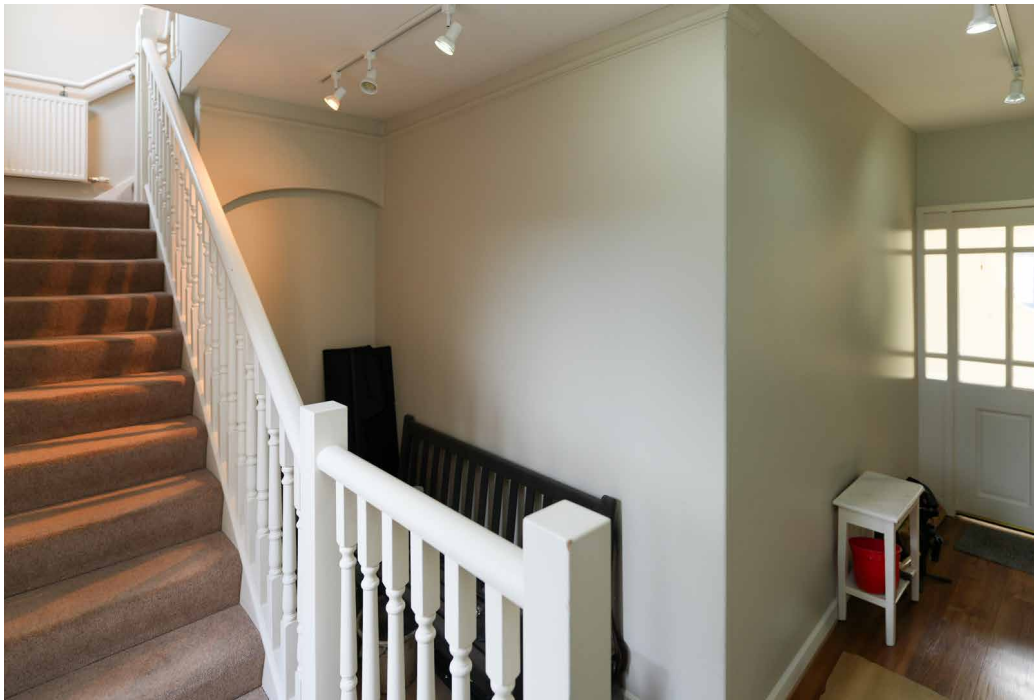
Electricity	Water	Heating	Drainage	EPC
Mains	Mains	Combination Gas Boiler Central Heating	Mains	E51 (Domestic Rating)

DIRECTIONS

58 & 60 King Street are located near the main car park at the northern end of the town.

POST CODE

DG7 1AD



SOLICITORS

Turcan Connell
Princes Exchange
1 Earl Grey St
Edinburgh
EH3 9EE

LOCAL AUTHORITY

Dumfries & Galloway Council
Carruthers House
English Street
Dumfries
DG1 2DD

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWING

Strictly by appointment through the Selling Agents.

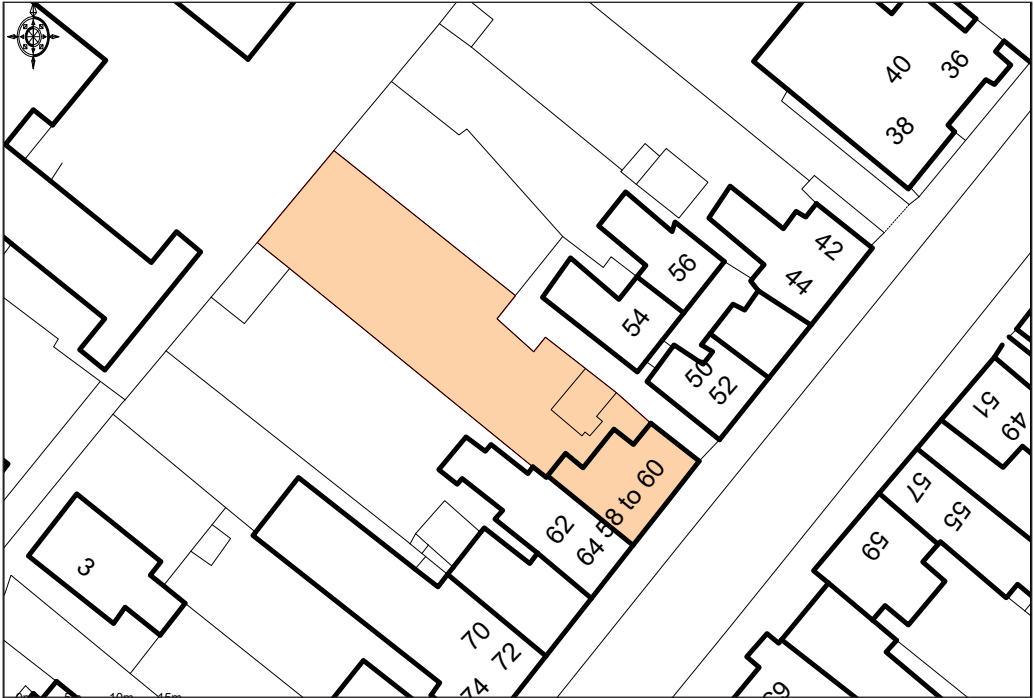
INTERNET WEBSITE & INTERNATIONAL COVERAGE

This property and other properties offered by Galbraith can be viewed on our website at www.galbraithgroup.com as well as our affiliated websites www.onthemarket.com; www.rightmove.co.uk; and www.uklandandfarms.co.uk.

IMPORTANT NOTES

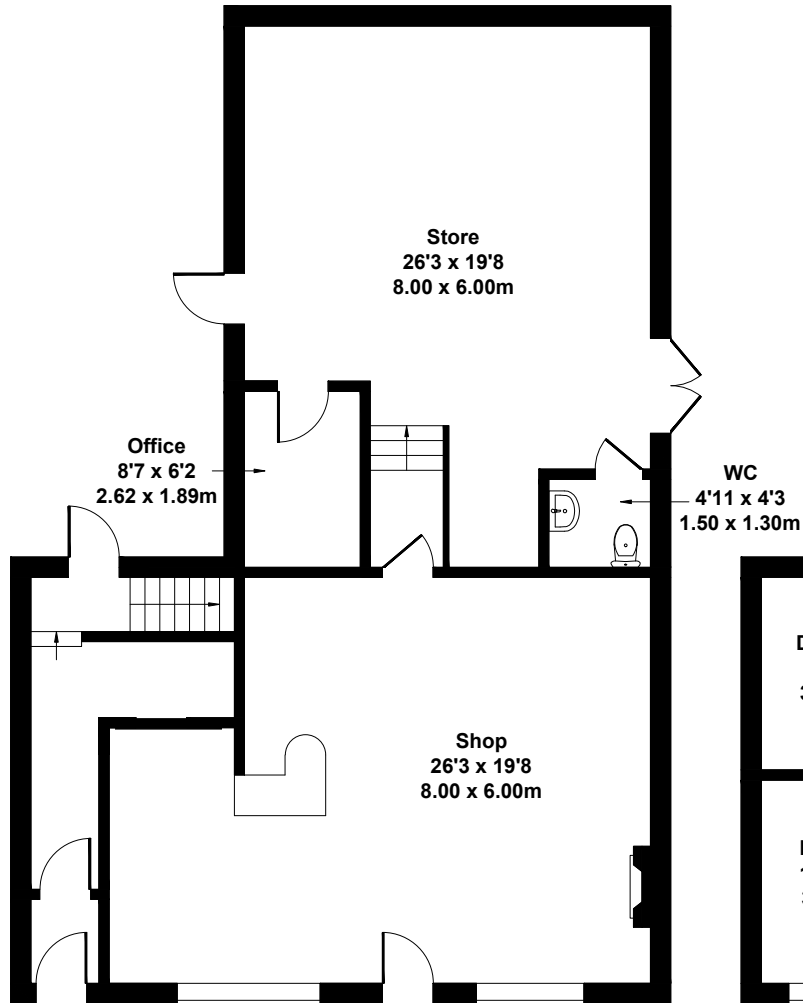
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 2025.



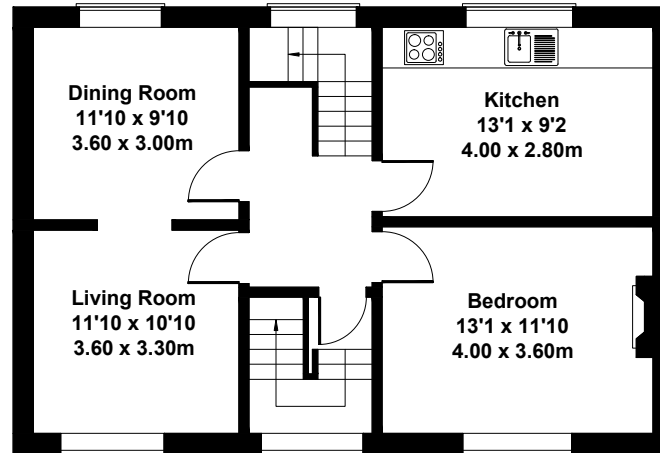


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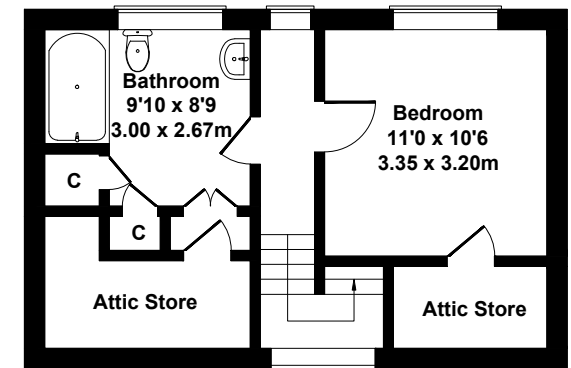
Approximate Gross Internal Area2
1991 sq ft - 185 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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.

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