

An aerial photograph of a farm complex. In the foreground, a modern white building with a dark grey roof and a large glass-enclosed porch sits on a grassy slope. Behind it is a long, traditional stone barn with a dark roof and several windows. The surrounding landscape is a vast, green, rolling field under a clear blue sky. A paved driveway curves through the scene.

Galbraith

**THE STABLES**  
CASTLE DOUGLAS, DUMFRIES AND GALLOWAY



# THE STABLES, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY

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

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

Offers Over £260,000

- 2 reception rooms. 3 bedrooms
- Open plan living accommodation
- Countryside views
- Private parking

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket





**SITUATION**

The Stables 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 with all three properties being architect designed. The Stables has open plan living accommodation with a large dining kitchen space leading to the living area and on to the sunroom. The well-equipped kitchen includes an electric hob with extractor fan, double electric oven, integrated fridge freezer and dishwasher. There is a separate utility room which houses the oil-fired boiler, with the controls for the underfloor heating system being in the front hallway. There is also space for a washing machine and vent for a tumble drier and extractor fan. The living area has a gas fire which is now disconnected but could easily be reinstated or a woodburning stove could be installed. The sunroom benefits from its southwest position and enjoys far reaching countryside views. The master bedroom has an ensuite shower room and ample space for furniture. The further 2 double bedrooms are of generous proportions and benefit from built in wardrobes. The loft space has been floored and has electric points and lighting.

Access to the property is via a shared driveway and shared courtyard area with parking. The Stables has an additional private parking area to the side of the property.

**ACCOMMODATION**

**Ground Floor:** Entrance Hall. Open plan dining kitchen. Living area. Sunroom. Utility room. Master bedroom with ensuite. Family bathroom Two double bedrooms.

**GARDEN**

From the sunroom is a raised patio area. Thereafter there is expansive grass areas to the front and side of the property with a drying area adjacent to the utility room door. The garden boundaries have not been fenced off; pegs are laid out to define.

The fencing of the boundaries will be the responsibility of the purchaser.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
The Stables	Mains	Mains	Shared septic tank (shared with The Granary)	Freehold	Oil Fired Central heating	Band D	Band D





#### **BROADBAND & MOBILE SIGNAL**

Broadband is available. There is mobile signal, which will vary in strength depending on provider.

#### **FLOODING**

There is no specific risk of flooding. The flood maps can be viewed at <https://map.sepa.org.uk/floodmaps>

#### **POST CODE**

DG7 2NX

#### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: disbanded, objecting, lighter

#### **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.

#### **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.

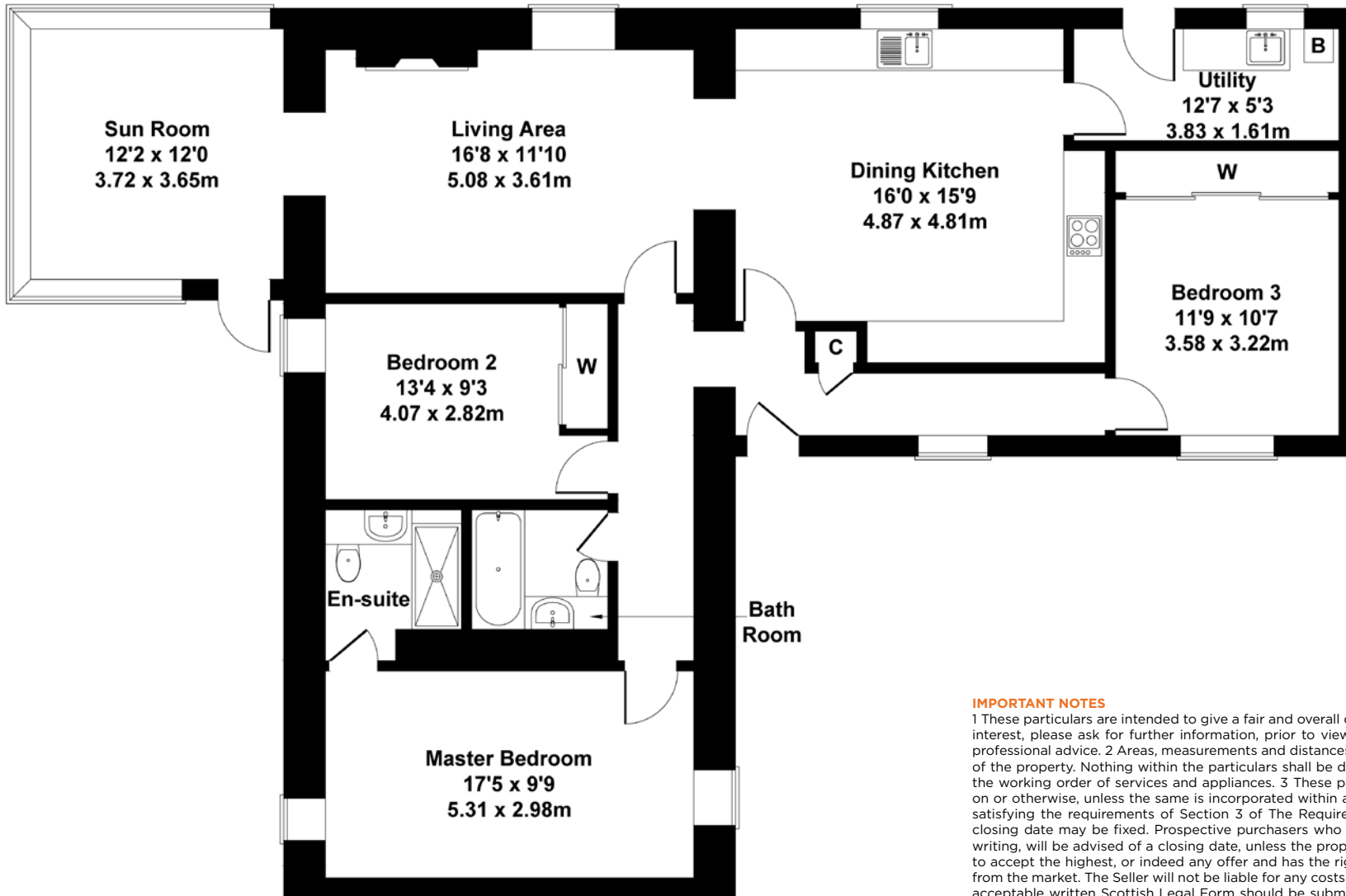
#### **IMPORTANT NOTES**

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 March 2024



# The Stables, Ernmenzie, DG7

Approximate Gross Internal Area  
1432 sq ft - 133 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.

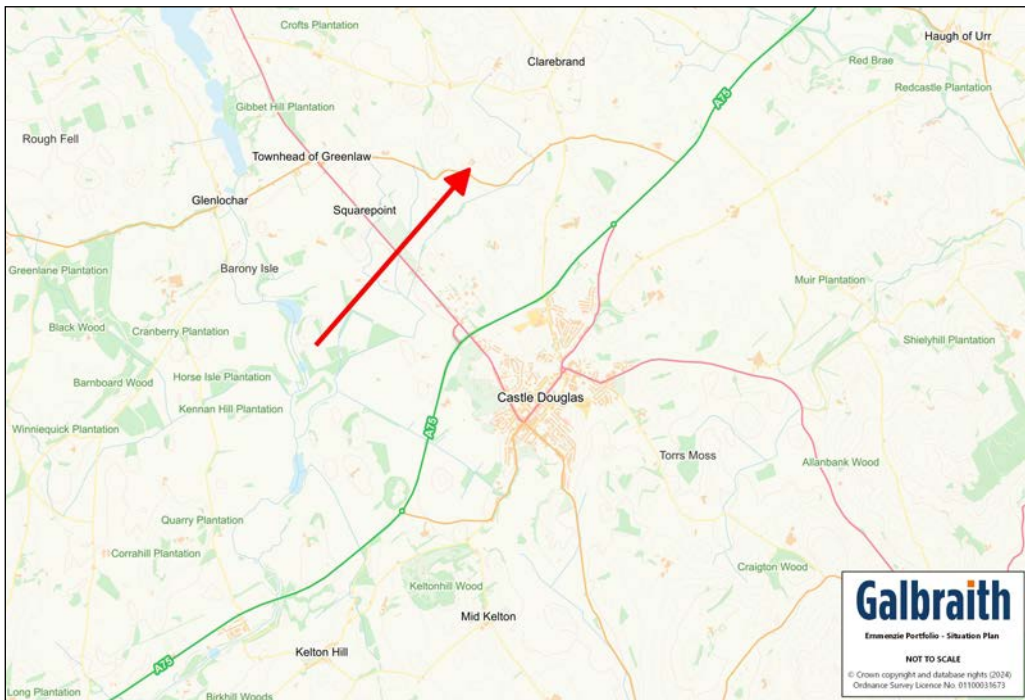
Produced by Potterplans Ltd. 2024

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