



THE ROUNDHOUSE
BANK SQUARE, DALBEATTIE



THE ROUNDHOUSE, BANK SQUARE, DALBEATTIE, DG5 4JU

A striking newly renovated apartment in a convenient town centre location.

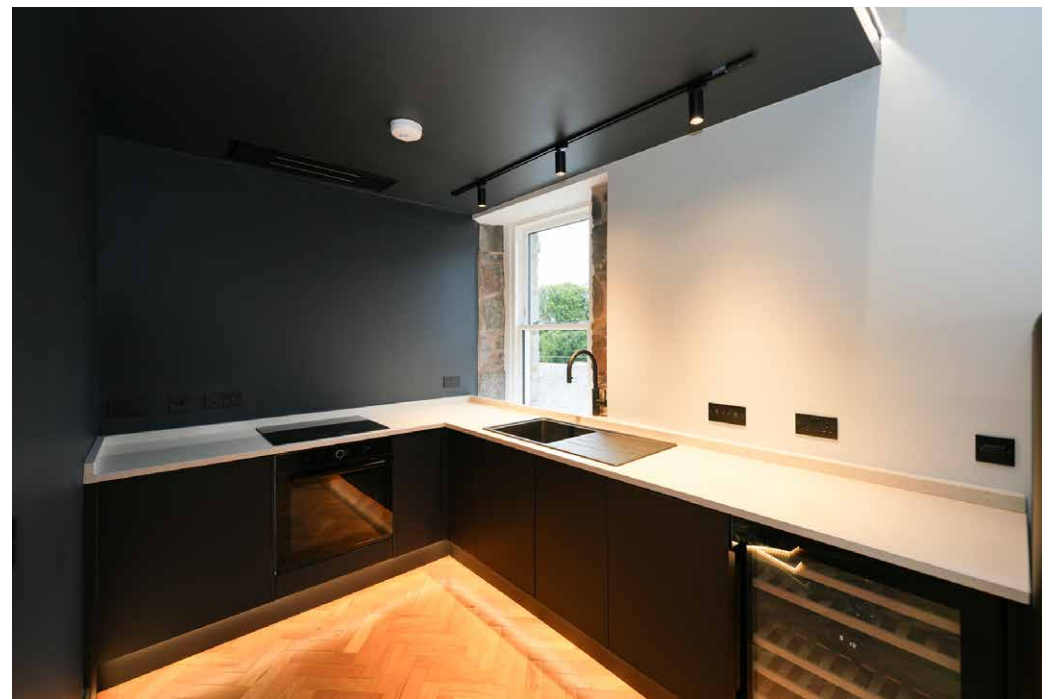
Castle Douglas 6.4 miles ■ Dumfries 13.9 miles ■ Carlisle 46.4 miles

Offers Over £150,000

- Modern Design
- Open plan living/Dining / Kitchen
- Unique rounded design to the front elevation
- Chain free / move in ready
- C Listed Building

Galbraith

Castle Douglas
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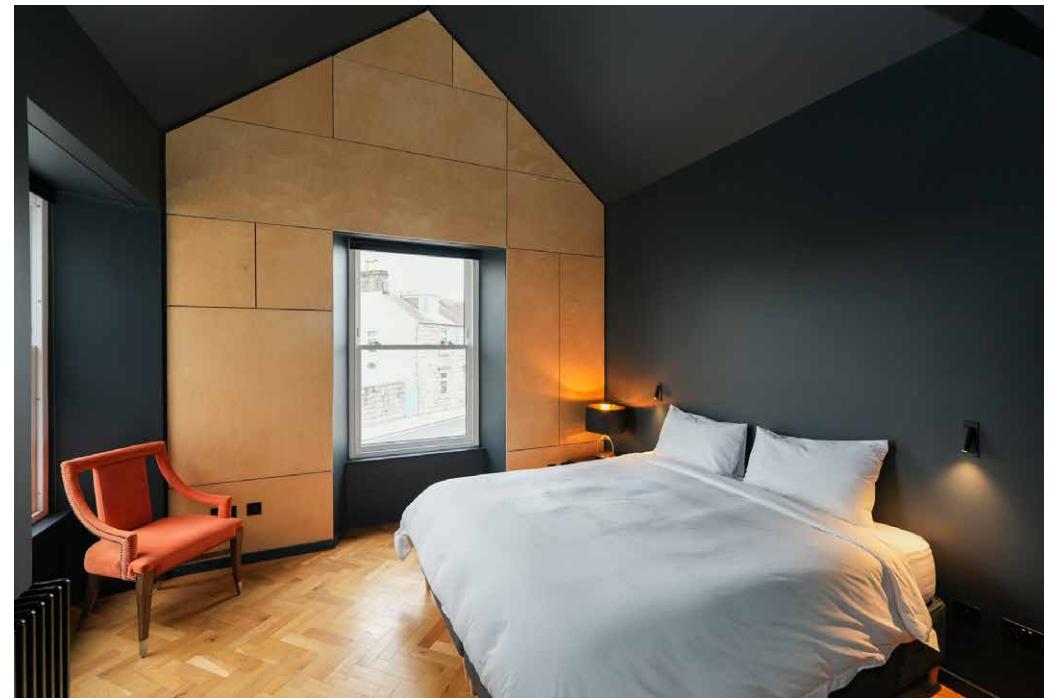
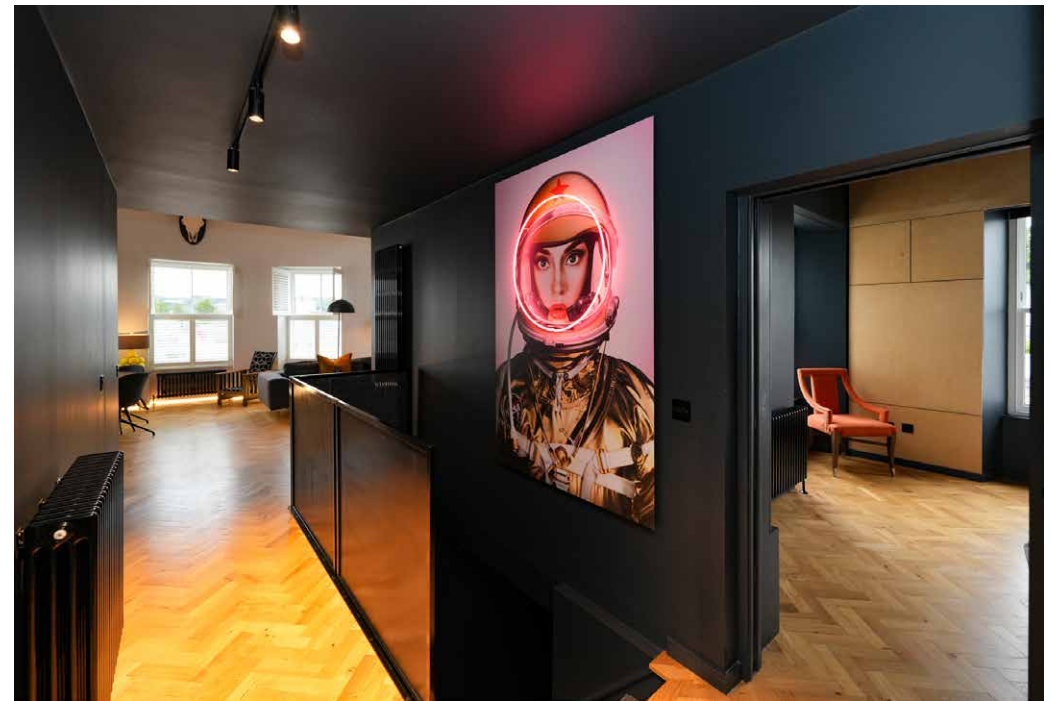


SITUATION

The Roundhouse sits at the heart of the popular town of Dalbeattie. Dalbeattie nestles in the valley of the River Urr, the name means “valley of the silver birch”. The town has a thriving and friendly community with a good range of shops, small supermarkets, cafes, hotels, restaurants. The town also has award winning butchers, a veterinary surgery, nursery, primary and secondary schools in a state of the art education campus, a museum, solicitors, a dental practice and a health centre. In addition there is a selection of sporting facilities including a park with boating lake, a bowling green, an active tennis club, football club and facilities, as well as a nine-hole golf course. In the summer months a Civic programme runs a variety of events enjoyed by the local community and visitors alike.

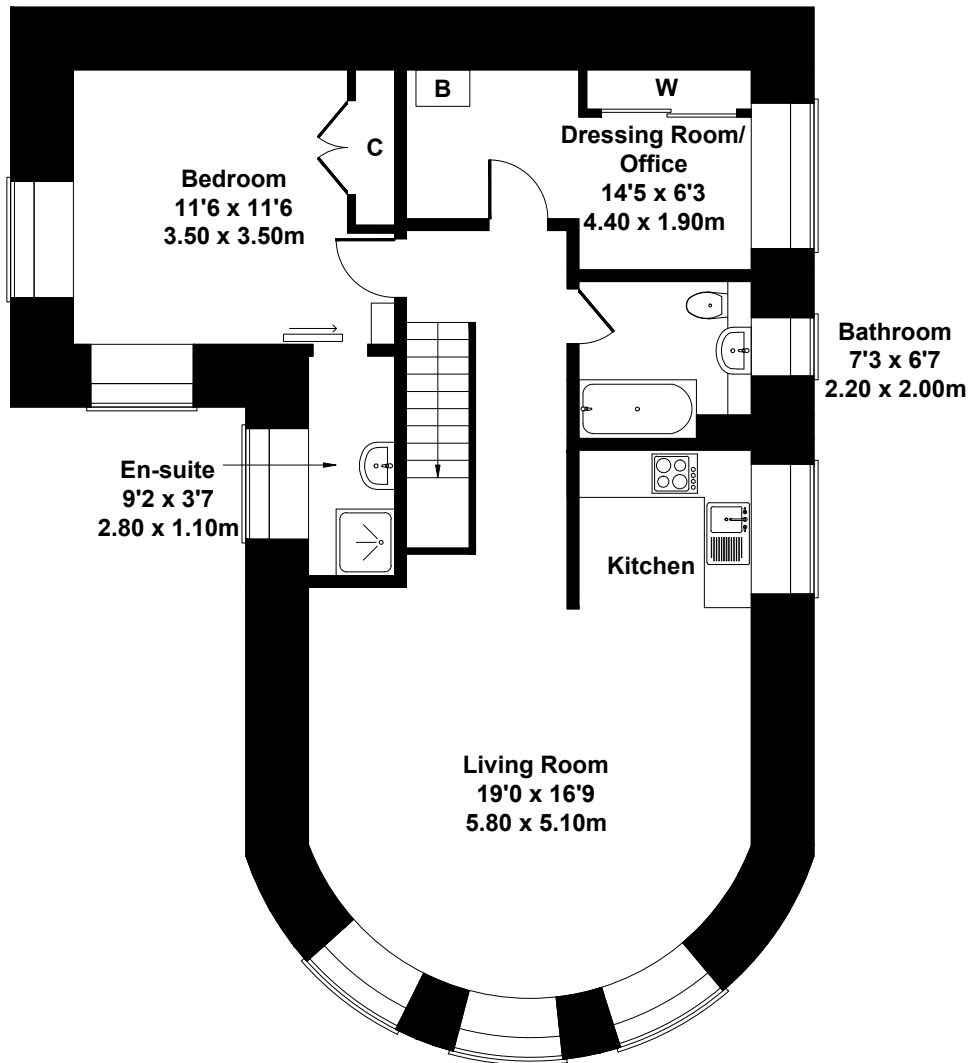
The nearby market town of Castle Douglas, known as Dumfries & Galloway's Food Town, also provides a variety of shops, two larger supermarkets, health services, pool and leisure facilities, veterinary services, and a thriving livestock market. Dumfries which is approximately 13 miles distant and is the principal town in the area which provides a wider range of schools, shops, retail outlets, and other services including a major hospital, the Dumfries and Galloway Royal Infirmary. Dumfries is home to the Crichton campuses of both Glasgow University and the University of the West of Scotland.

Communications to the area are good. There are mainline railway stations in both Dumfries and Lockerbie, providing excellent links to both the north and south. The M74 motorway network is 42 miles distant, and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport 63 miles north, and Edinburgh and Glasgow both 96 miles.



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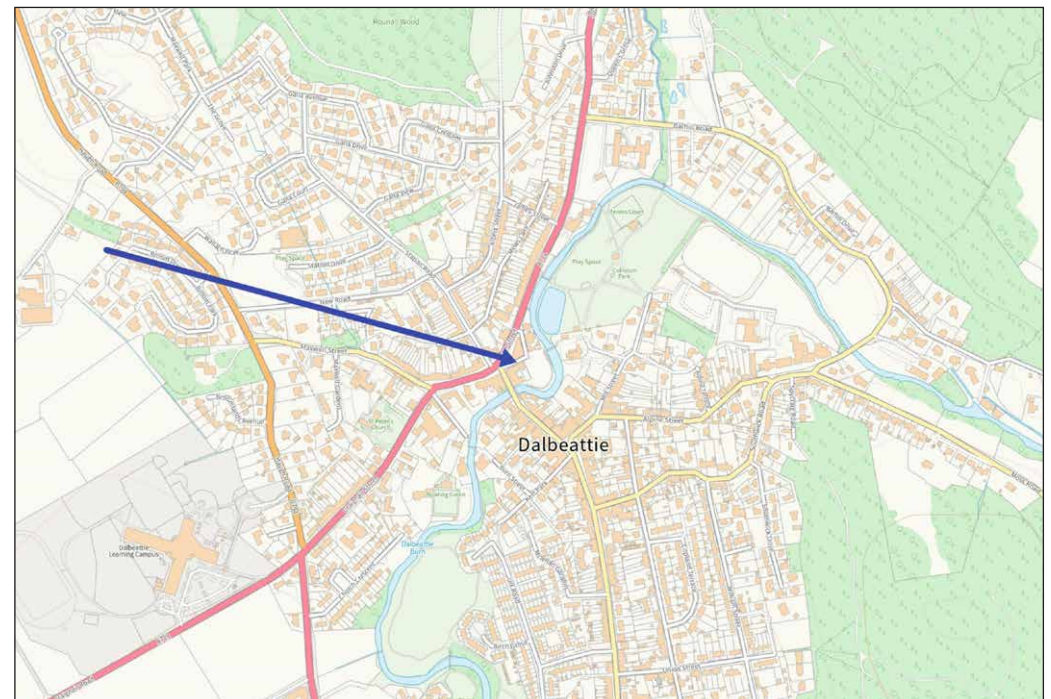
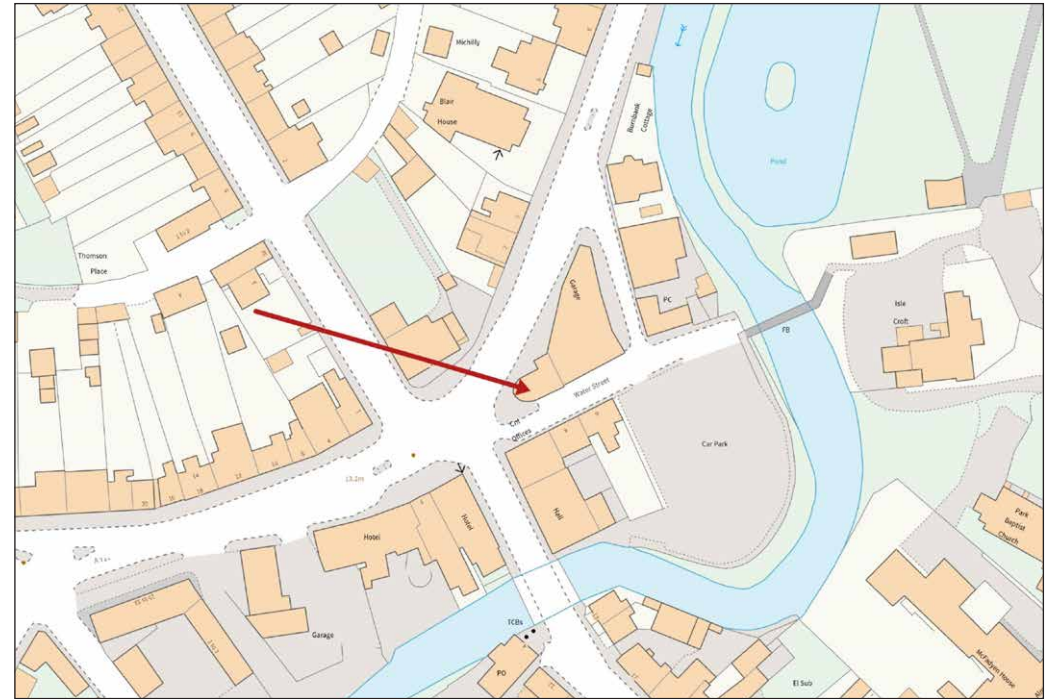
Approximate Gross Internal Area
797 sq ft - 74 sq m



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. 2025



DESCRIPTION

The Roundhouse is a unique, stylish apartment within one of the most unique buildings in Dalbeattie with a striking rounded exterior. The Roundhouse has been fully renovated by the current owners and has been finished to the highest standard. The modern open plan kitchen, dining & living space showcases the property's features, be it the high ceilings or the 3 large sash and case style windows, flooding the room with light, shaped around the rounded elevation. The redesign by the current owners has utilised the space available within this striking building, but with a modern twist.

The modern, newly fitted kitchen boasts a worktop induction hob with extractor over, integrated wine fridge and fitted 'Quooker' tap with ample space for freestanding fridge/freezer. The kitchen seamlessly connects to the dining/living space, an adaptable bright space that can be adapted to suit the specific needs from the layout. LED lighting further enhances the space and provides a quirky "change up" to your typical lighting. A bespoke shelving area provides an attractive feature. The parquet flooring is of solid oak and adds great character to the space together with durability. The master bedroom is a delightful space with two large windows, each with electric controlled fitted blinds, hidden storage space and a delightful ensuite with waterfall shower. The current dressing room has a newly fitted range of Sharp wardrobes and provides ample space for a home office, it could also accommodate a small bed. In addition a utility area housing the boiler and with space & plumbing for washing machine/drier. The bathroom of modern finish completes the accommodation space.

Additional highlights include, keyless entry system, modern Worcester Bosch boiler, upgraded insulation and new double glazed windows throughout. The exposed ceiling height and additional roof lights give a greater sense of space and enhance the natural light. The property is chain free and move in ready, perfect for a first-time buyer, professional or investor seeking a turnkey home.

ACCOMMODATION

Entrance on the Ground Floor with Cloakroom area, stairs rising to:

First Floor: Open Plan Living/Dining/Kitchen. Bathroom. Master Bedroom. Shower En Suite. Dressing Room.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas Central Heating	Band B	D60	FTTP	YES

FLOOD RISK

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

COMMERCIAL PREMISES BELOW

Also available, under same ownership as the flat and would consider a sale of both Roundhouse & the commercial unit below.

POST CODE

DG5 4JU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: slung.tunnel.milky



SOLICITORS

Gillespie Gifford & Brown
Dalbeattie

LOCAL AUTHORITY

Dumfries & Galloway

FIXTURES AND FITTINGS

Some items may be available by separate negotiation. 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

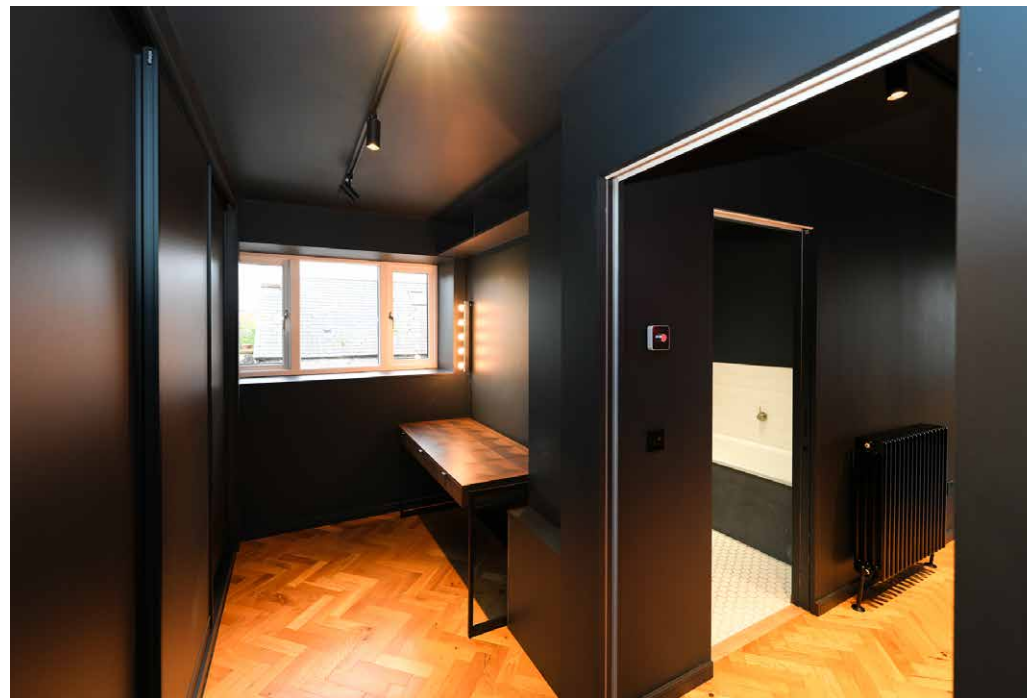
Failure to provide required identification may result in an offer not being considered.

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 2025.





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