

Galbraith



21 KING STREET

CASTLE DOUGLAS, DUMFRIES AND GALLOWAY



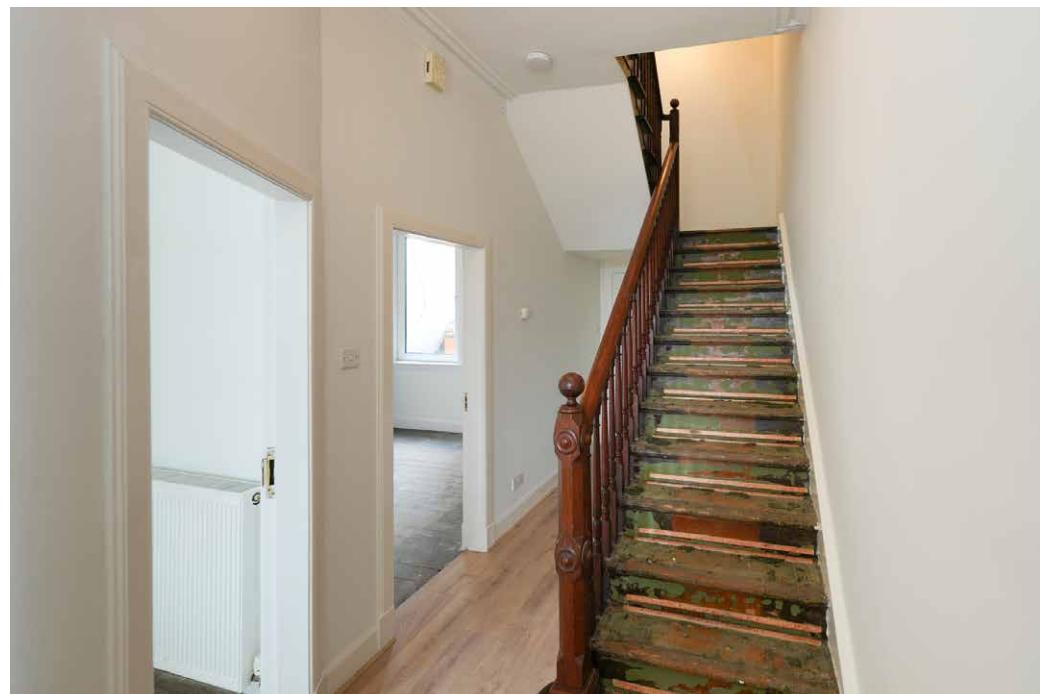
21 KING STREET, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY

A deceptively spacious townhouse arranged over three floors, located in a popular market town.

Dumfries 18 miles ■ Carlisle 51 miles ■ Edinburgh 95 miles

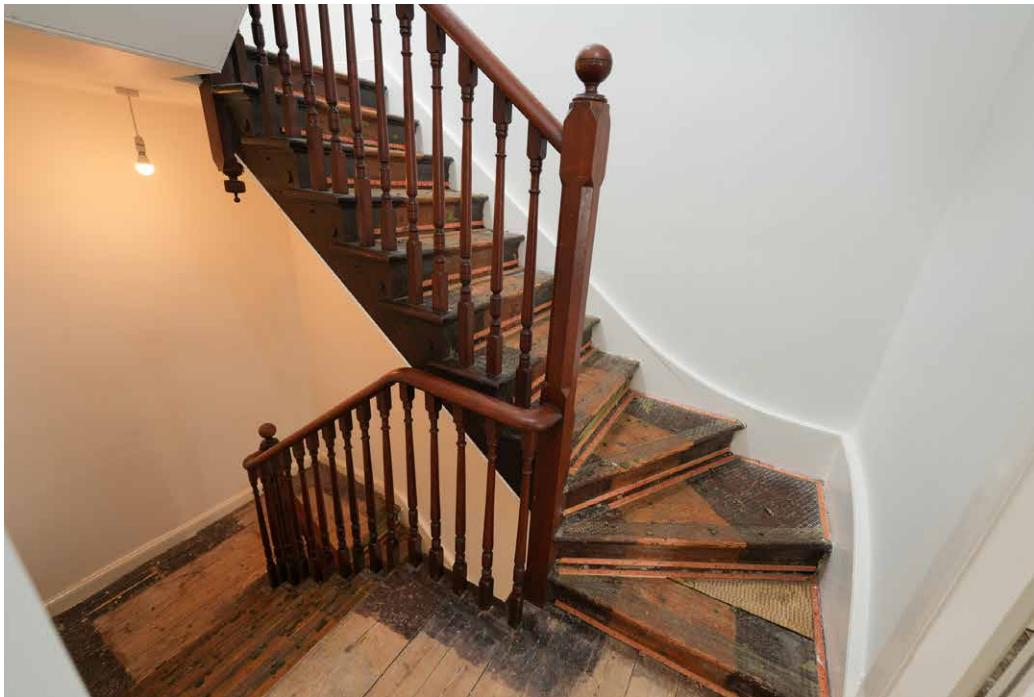
Offers over £150,000

- 1 reception rooms. 3 bedrooms
- Central location in popular market town
- Spacious accommodation
- Good communication links



Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

21 King Street occupies a prime central location within the heart of Castle Douglas, a thriving market town often referred to as the "Food Town" of Dumfries and Galloway due to its wide selection of independent shops, cafés and local producers. The property enjoys an outlook over Market Hill and is within immediate walking distance of a comprehensive range of amenities including supermarkets, banks, schools, healthcare facilities and leisure activities.

Castle Douglas is well placed for access to the surrounding countryside and the Solway Coast, offering excellent opportunities for walking, cycling, sailing and other outdoor pursuits. The nearby Galloway Forest Park, Britain's first designated Dark Sky Park, is also within easy reach.

The regional capital of Dumfries lies approximately 18 miles to the east, providing further services, a hospital, railway station and connections to the wider road network including the M74 motorway, giving convenient access north to Glasgow and south to Carlisle and beyond.

DESCRIPTION

A deceptively spacious townhouse arranged over three floors, situated in a central position within Castle Douglas and enjoying views over Market Hill. The property offers flexible and well-proportioned accommodation, together with the benefit of gas central heating and a shared rear garden.

The accommodation is arranged as follows: on the ground floor there are two bedrooms, a family bathroom and a useful utility room. The first floor provides a generous living room which takes full advantage of the outlook across Market Hill, together with a conveniently positioned shower room. The second floor is occupied by a further bedroom, which could equally serve as a study or home office.

21 King Street represents an excellent opportunity to acquire a centrally located home within Castle Douglas, well placed for access to local amenities, schools and transport links. The flexible layout will appeal to a range of purchasers, including first-time buyers, investors and those seeking a conveniently situated residence in this popular town.

ACCOMMODATION

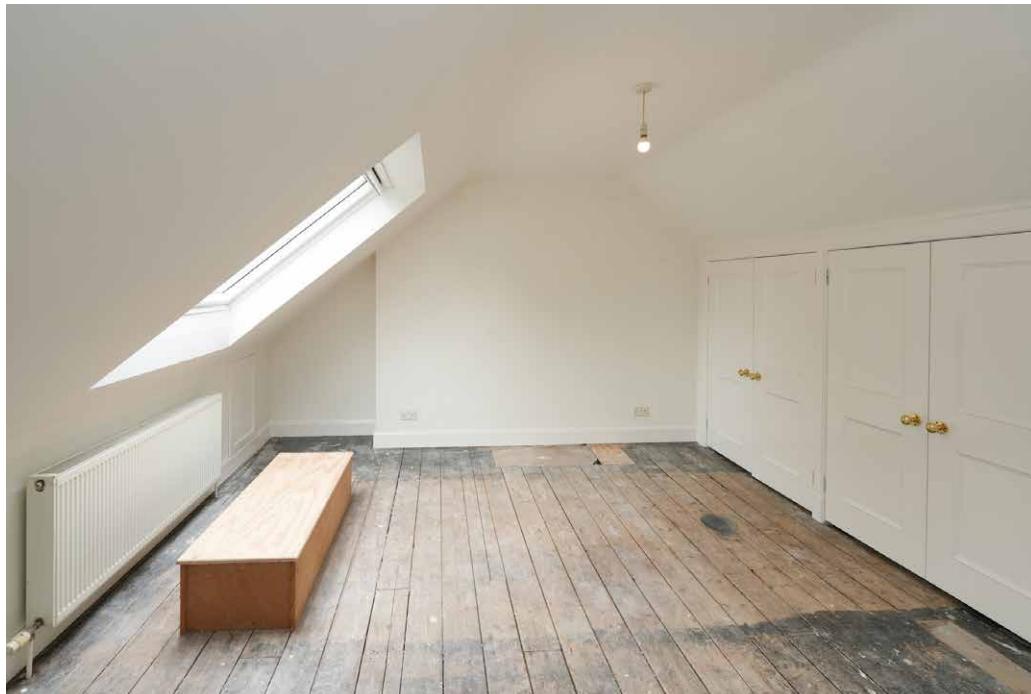
Ground Floor: 2 Bedrooms, Bathroom & Utility room

First Floor: Living room, Kitchen & Shower room

Second Floor: Third bedroom

GARDEN

Enclosed, shared garden to the rear. Mostly laid to grass with drying area. The shared garden is indicated within the site plan, shaded in purple.



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 D	C	FTTP	YES

FLOOD RISK

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Shared rear garden

POST CODE

DG7 1AA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: outfitter.splat.snapping

SOLICITORS

Dales Solicitors LLP,
18 Wallace Street
Galston
East Ayrshire
KA4 8HP

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

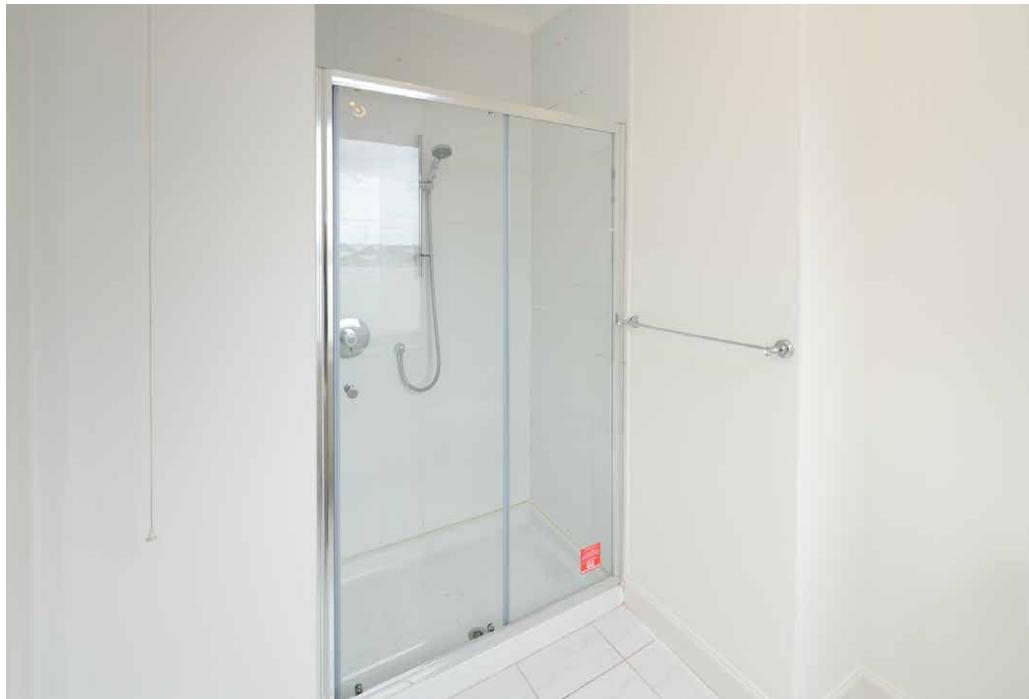
VIEWINGS

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.



21 King Street, Castle Douglas, DG7 1AA

Approximate Gross Internal Area

1577 sq ft - 147 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

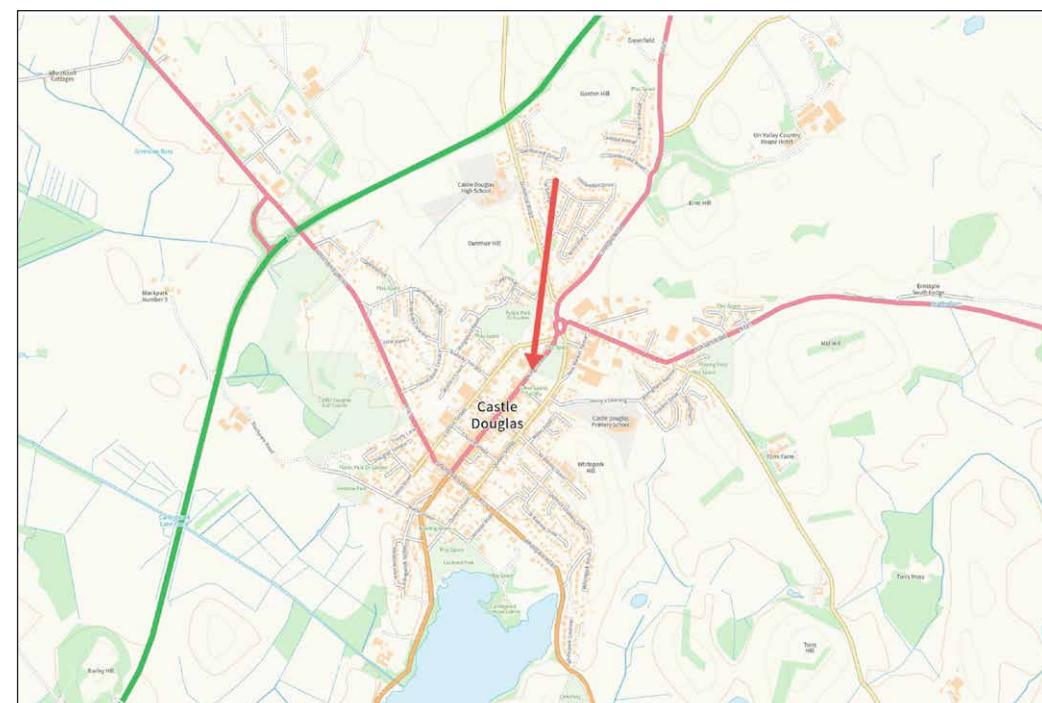
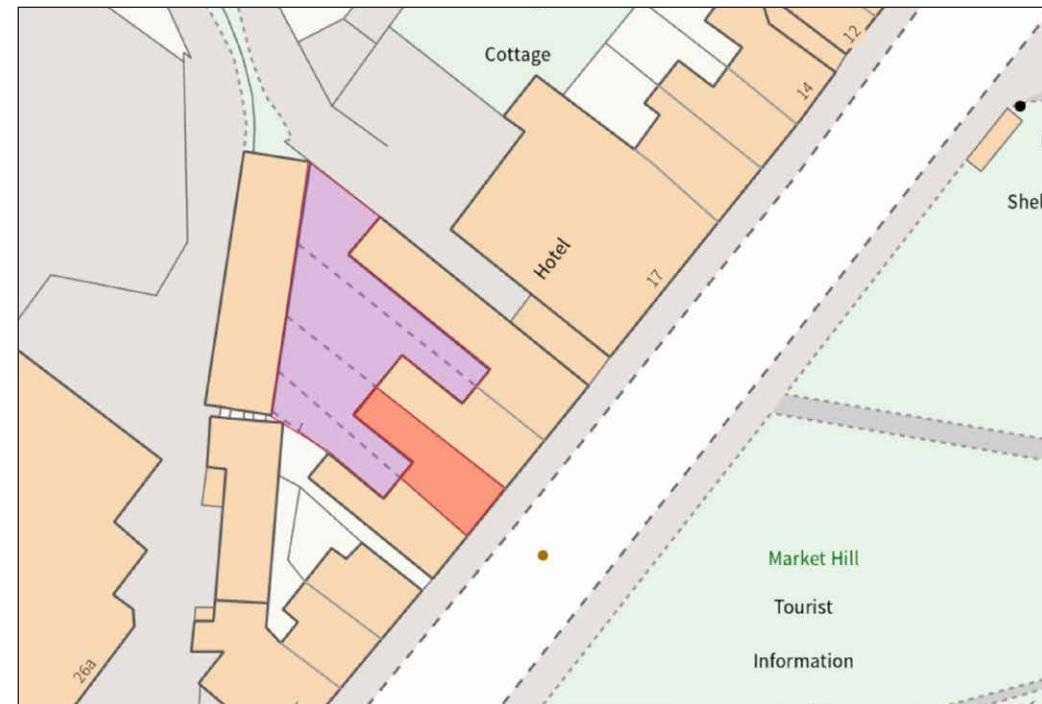
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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





Galbraith