

Craigard

Hardgate | Castle Douglas



Galbraith





A superb detached family home in a sought after village with far reaching rural views



Castle Douglas 4 miles | Dalbeattie 4 miles | Dumfries 13 miles.

(All distances are approximate)

Open Plan Kitchen/Living / Dining. 1 reception room. 4 bedrooms

Large Garden

Detached Double Garage

Elevated site with plentiful parking

Far reaching countryside views

Offers Over £430,000

Galbraith

93 King Street | Castle Douglas | DG7 1AE
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galbraithgroup.com

Situation

The property is located within Hardgate which has an excellent, sought after primary school and nursery. The adjacent village of Haugh of Urr has a church, village hall with community events, and a popular public house which serves meals. The villages are positioned between the towns of Dalbeattie and Castle Douglas and are highly accessible to the A75. The market town of Castle Douglas is known as Dumfries and Galloway's Food Town and has many local individual shops and businesses. There are both primary and secondary schools in the town along with supermarkets, health services, veterinary services and a thriving livestock market. Dalbeattie also has both primary and secondary schools, shops and services. Dumfries, some 13 miles east, is the principal town in the region, and provides a wider range of schools, high street shops, retail parks, and other services including a large hospital. Dumfries is also home to the Crichton Campus which offers further education courses at the University of Glasgow, and The University of the West of Scotland.

Description

Originally built in 1969, Craigard is a well-proportioned detached one and a half storey home which has been modernised to a very high standard both inside and out.

Craigard offers a light and airy contemporary feel throughout, with an open plan kitchen/dining/living area which creates the ideal sociable family space at the heart. A separate sitting room provides more formal living space. The master suite is situated on the ground floor and cleverly incorporates a dressing room, wardrobe cupboard as well as an en suite. A useful utility space, boot room and WC complete the accommodation on this level. Upstairs are two double bedrooms, a family bathroom and a single bedroom, reached by a staircase with beautiful solid oak balustrades, which echoes the internal doors. The bedrooms benefit from integrated storage space. The property gains from clever design, with spaces utilised to provide plentiful storage.

Outside is a large garden with a generous parking and turning area, along with areas of lawn giving plenty of scope for kids, dogs and outside entertaining. A detached double garage has light and power, and a summer house provides somewhere to sit on chillier spring and summer nights. There are wonderful views across open farmland to the front, and the house is situated within very easy walking distance of the primary school.

Craigard is a delightful family home in a desirable village location.



Accommodation

Ground Floor: Entrance Hall. Sitting Room. Open plan Kitchen/Dining/Living. Utility Room. Boot Room. WC. Master Bedroom with En Suite Shower Room and Dressing Room

First Floor: 2 Double Bedrooms. 1 Single Bedroom. Family Bathroom.

Outside: Detached Double Garage. Summerhouse

Garden

The garden at Craigard is accessed from the public road via double timber gates and a tarmac driveway opens to a parking sweep, continuing around to the rear where it leads directly to the detached double garage. An attractive stone wall bounds the property to the front with a gravel border running in front of the garden fence. A further gravel border leads up alongside. An enclosed vegetable garden area sits to the front, with greenhouse, available by separate negotiation. Lawn area to the front and also to the rear, with a charming timber summerhouse sitting elevated to make the most of the views.



Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway Council	Band G	Band D 57

Services

Mains water, electricity and drainage are connected | Oil Fired Heating
FTTP* | Mobile Signal

*Fibre To The Premises

Flood Risk

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

Directions

 digests.liquids.passwords  Postcode: DG7 3LD



Solicitors

Pollock & McLean, Thornhill,
1 West Morton Street
Thornhill
DG3 5NE

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars. Some items may be available by separate negotiation.

Viewings

Strictly by appointment with the Selling Agents.

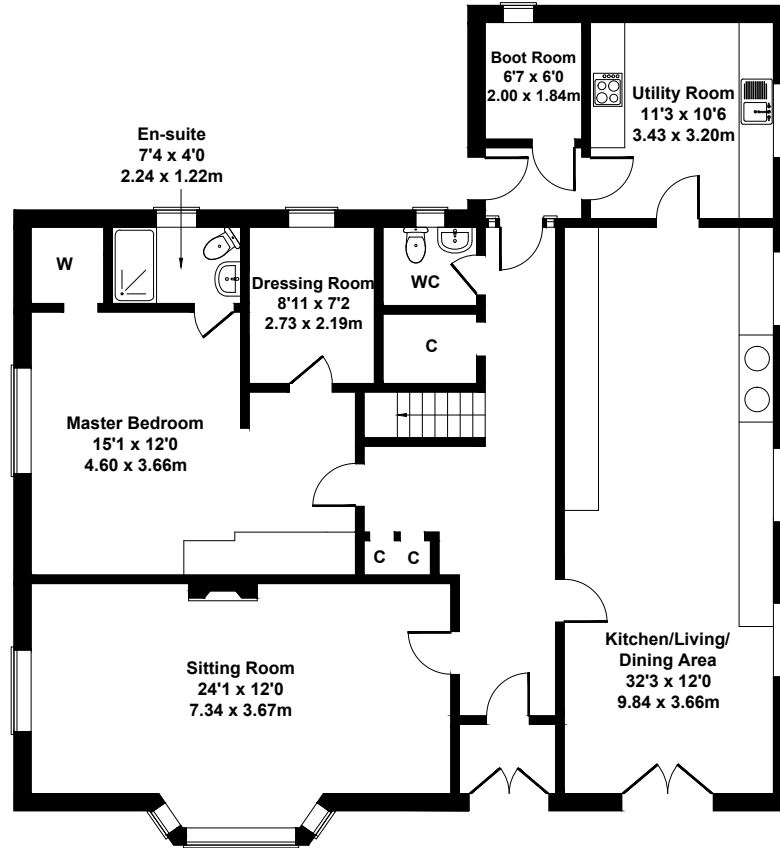
Health & Safety

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.

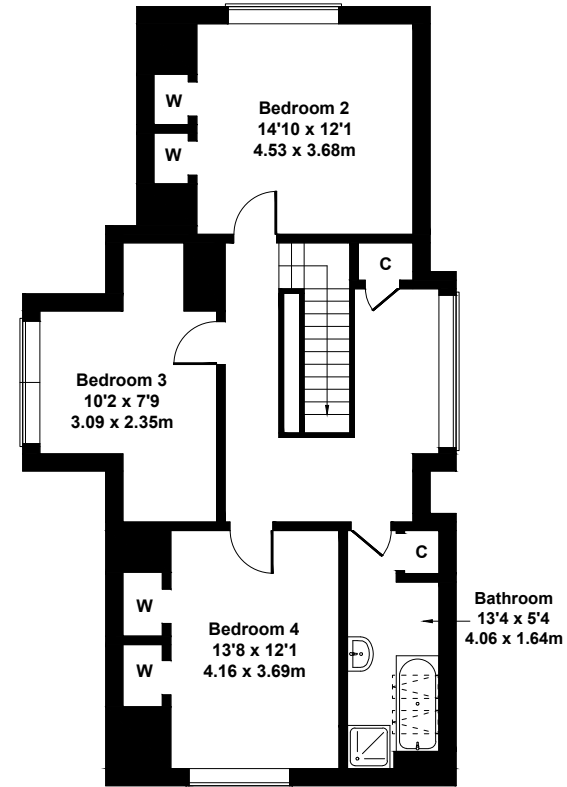


Craigard, Hardgate, DG7 3LD

Approximate Gross Internal Area
2357 sq ft - 219 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

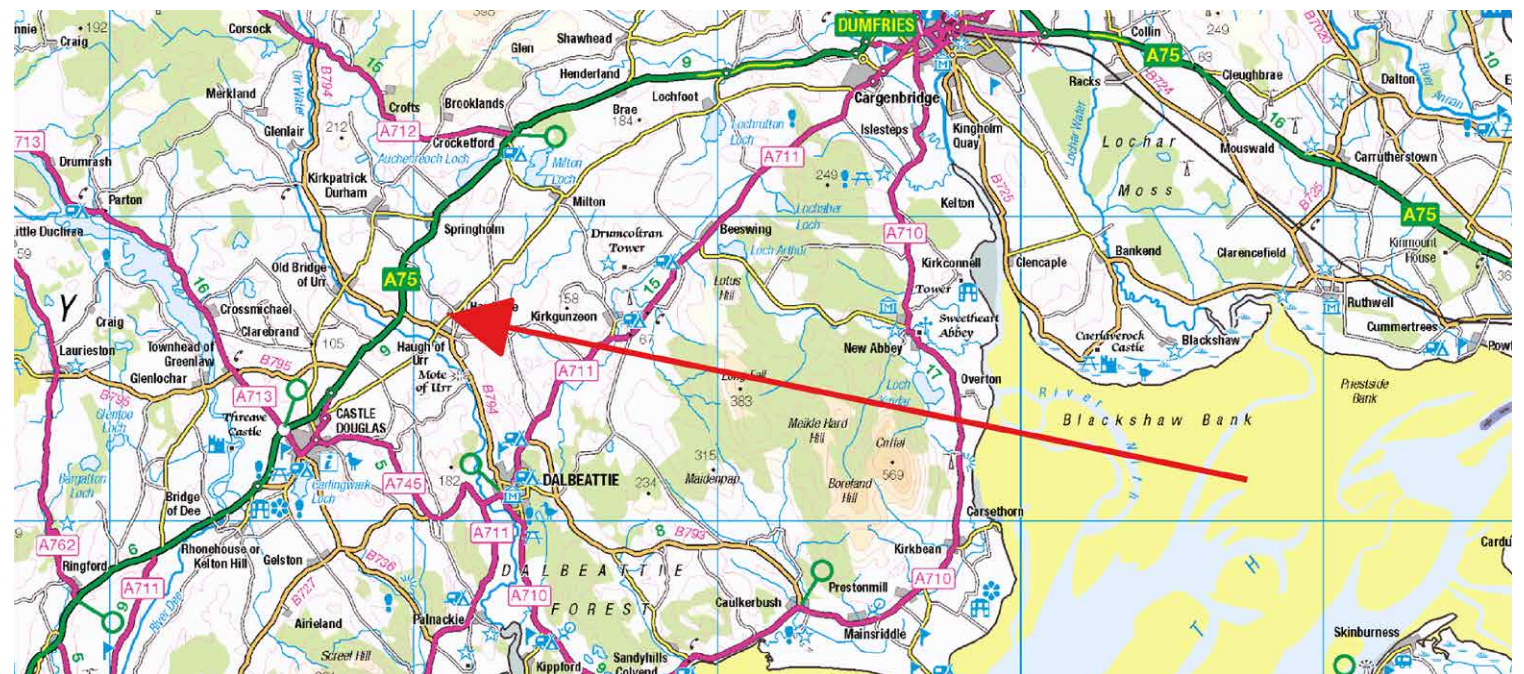
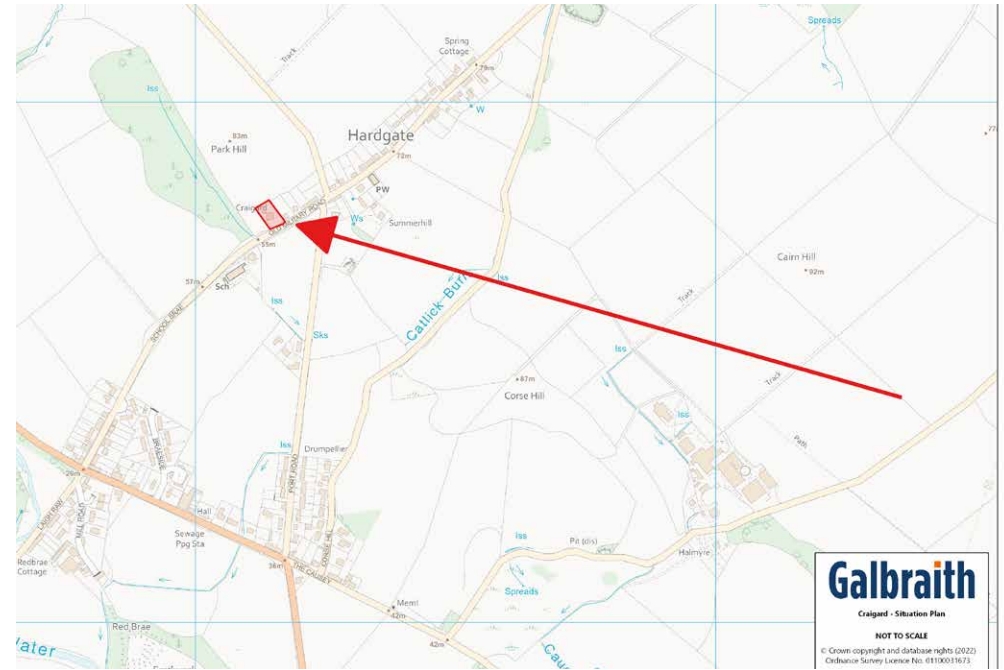
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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 2026

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.







Galbraith