

An aerial photograph of a village street. A row of stone houses with dark roofs and multiple chimneys runs along the left side of the frame. A large green field is visible in the background, and a road curves through the landscape. A white arrow points to a specific house in the row.

Galbraith

4 (THE VILLAGE) PARTON
CASTLE DOUGLAS



4 (THE VILLAGE) PARTON, CASTLE DOUGLAS

A delightful period property in the heart of Parton Village.

Castle Douglas 7 miles ■ Dumfries 23 miles ■ Ayr 43 miles

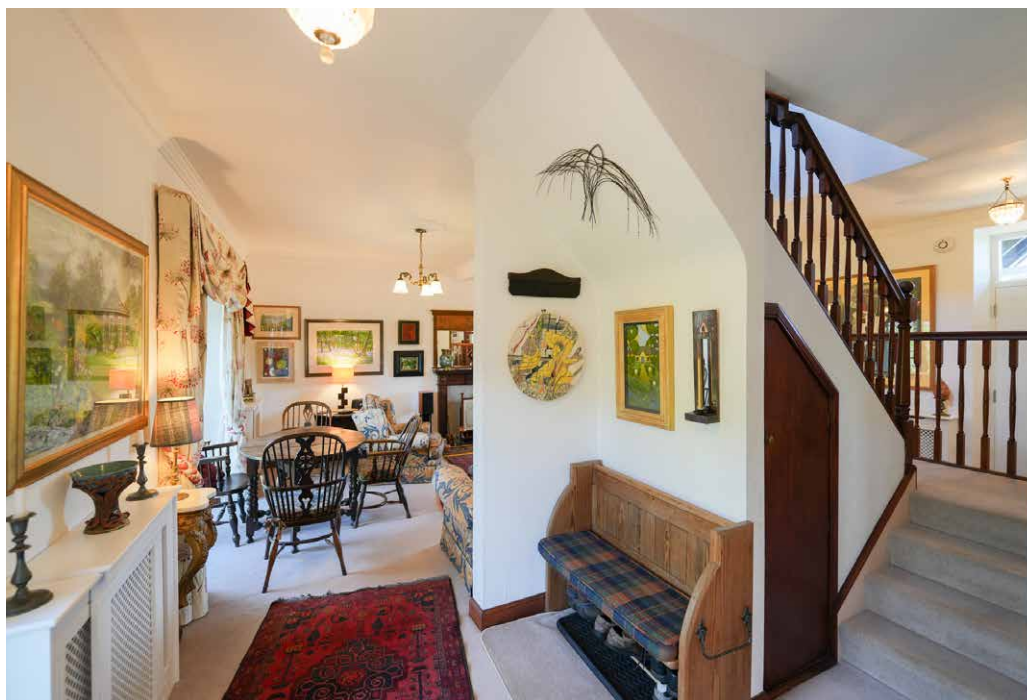
Guide price £240,000

- 1/2 reception rooms. 2/3 bedrooms. 1 Bathroom.
- B Listed with Historic Scotland
- Delightful terraced property
- Views of Loch Ken
- Garage
- Garden to rear with Historic Octagonal Building
- Off Street Parking

Galbraith

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SITUATION

4 The Village Parton is a delightful period property within the village of Parton enjoying views of Loch Ken and the surrounding countryside. Parton is famous as the burial place of renowned physicist, James Clerk Maxwell, who owned the nearby Glenlair estate. A good range of shops, schools, offices, doctors, dentists and opticians is available in the nearby town of Castle Douglas, the region's Food Town, with a broader range of these plus university campuses and a large hospital available in the regional capital of Dumfries, some 23 miles away.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits. There is good hill walking in the nearby Galloway Hills and cycling along some of the new designated cycle routes as well as the Seven Stanes mountain bike routes in the Galloway Forest Park. The nearest of these is Dalbeattie Forest with its extensive network of specialist cycle paths, bridal ways and footpaths. There are varied sporting opportunities such as shooting and stalking, as well as trout and salmon fishing on the regions numerous lochs and rivers. For golf enthusiasts there is the championship course at Southernness, and several other courses nearby, including the 9 hole courses at Castle Douglas, Dalbeattie, and New Galloway. Parton sits in a semi-rural location with no light pollution and just a short distance from the edge of the Dark Skies Park in the Galloway Forest Park, the first such designated outside of the USA. The area benefits from spectacular night skies. Parton is on the doorstep of Loch Ken, which has a popular sailing centre with a number of water sports and activities available.

Transport connections in the area are very good. There is a main line railway station in Dumfries and also Lockerbie providing excellent links to both the north and south. The M74 motorway network can be reached in about an hour and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport which is about one hour's drive to the north. Edinburgh and Glasgow airports can be reached in around two hours.



HISTORY

The village of Parton consists principally of a row of six terraced houses, and unique clock tower (formerly a byre and then a communal laundry) which were constructed in 1901 by B. R. Murray to provide a Library, Reading Room, Blacksmiths and Post Office for the local area. The village declined in the post war years and was all but condemned in the 1960's as it only had outdoor toilet facilities! It was then largely derelict until purchased by builders John Gibson and Son from the Parton Village Trust, to whom it had been left, He refurbished the entire village over a period of two years and won a Conservation Award from the Association for Protection for Rural Scotland in 1979. In 2001 this award was again recognised when Parton was awarded a special recognition of the APRS 75th anniversary. The houses are B Listed and form a charming row, largely unchanged from their 1901 appearance, thanks to their sensitive restoration.

DESCRIPTION

4 The Village provides an utterly charming, terraced B Listed property within a popular village location. The property is beautifully presented throughout with an attractive open space encompassing a Living & Dining space together with an open staircase and useful storage space incorporated. A delightful gathering space flooded with natural light with French doors opening to the rear and windows to the front. A gas fire is fitted, ideal for those cooler evenings. Adjacent to the living/dining area is a further room, currently utilised as a study, but could serve as a third bedroom with a window to the front. Continuing through the living/dining area and around the staircase there is a spacious light-filled modern kitchen. A range of floor & wall units wrap the space, incorporating an American style fridge freezer together with Neff Hob & Extractor over, integrated Neff oven/grill, wine cooler, integrated washer/drier & Neff dishwasher. Window overlooks the garden to the rear with a door providing access. On the first floor there are two beautifully proportioned, double aspect bedrooms with integrated storage space in each and a bathroom between, with corner bath and shower over complete the accommodation. The first floor in particular captures the delightful views to the front over the countryside and Loch Ken beyond.

Externally the property enjoys a delightful seating area to the front, with the majority of the grounds lying to the rear. There is vehicular access to the front of the property with private parking for 2 to 3 cars exclusive to number 4 at the rear. Number 4 owns the gravelled area and garden ground adjacent to the end garage. Other properties within the row have a Right of Access over the area to access their garage. The garden extends to the rear and incorporates an area of lawn and private seating area from the double doors of the living/dining space. Within the rear garden a quite unique octagonal outhouse sits proudly, this formerly served the properties as the communal facilities. Also under the listed status, this now provides a combination of a delightful summer house space and storage spaces, divided in 3.

A delightful property oozing charm & character inside and out, yet offering the typical space and finish expected of a more modern home. Appealing location with peaceful garden and beautiful loch views.

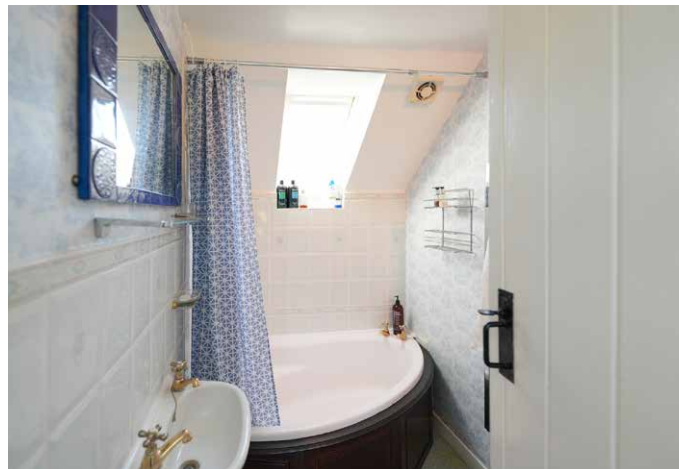
ACCOMMODATION

Ground Floor: Entrance Hall. Living/Dining Room. Study/Bedroom 3. Kitchen.

First Floor: Bedroom. Bathroom. Bedroom.

GARDEN

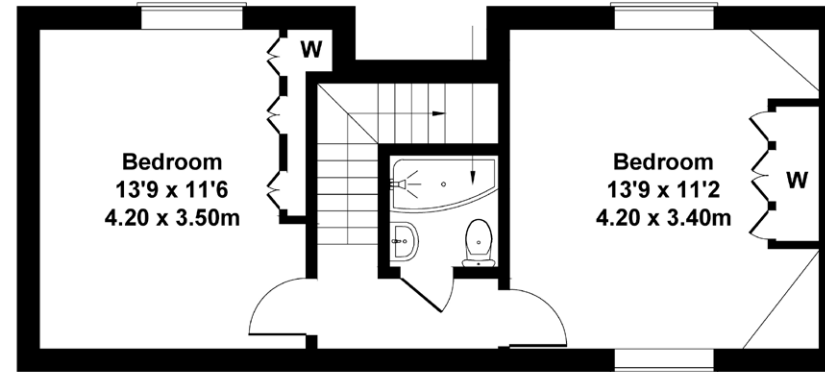
The garden extends to the rear and incorporates an area of lawn, mature planted beds and private seating area from the double doors of the living/dining space. Within the rear garden the Octagonal Outhouse sits proudly, this now provides a combination of a delightful summer house space and storage spaces, divided in 3. Area An area to the front to sit and enjoy. Beyond the rear garden is an area of gravel, providing private parking space, and a further garden also owned by Number 4.



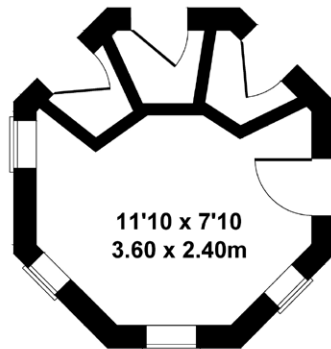
4 Parton, Castle Douglas

Approximate Gross Internal Area
1432 sq ft - 133 sq m

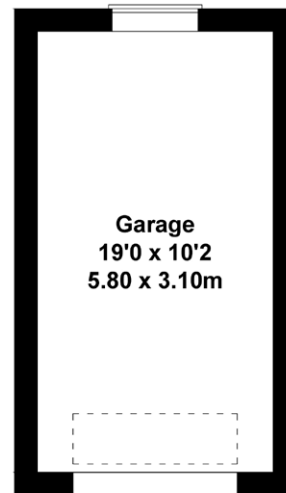
Bathroom
7'7 x 4'11
2.30 x 1.50m



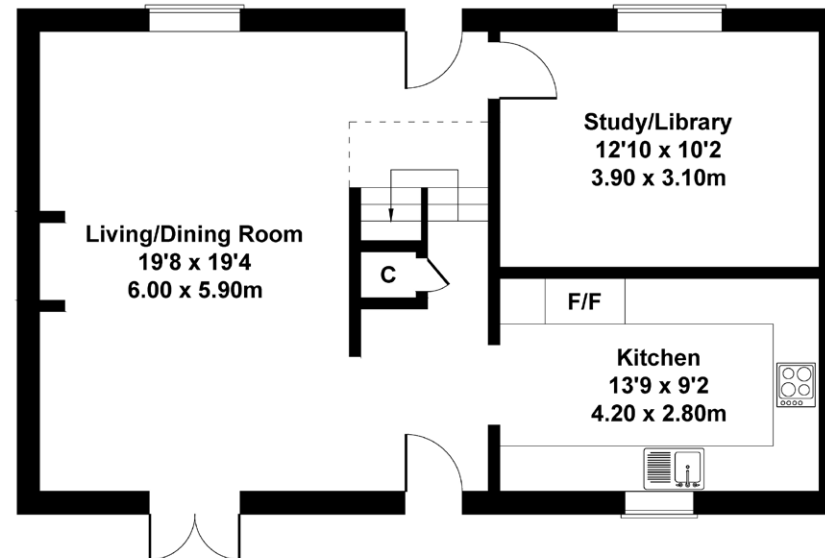
FIRST FLOOR



OUTBUILDING



GARAGE



GROUND 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.

GARAGE – (5.8m x 3.1m)

Up and over door to front. Window to rear. Electric.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank (Shared)	Freehold	Oil Central Heating	Band D	E43	FTTP	YES

*Fibre To The Premises

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

Neighbouring properties have a right of access over the area to the rear in order to access there owned garage.

DIRECTIONS

Vehicular access is to the rear of the property, leaving the A713 in Parton (at the village hall). Continuing up and taking the first left turn into a gravelled area. Parking for 4 The Village sits adjacent to the end garage.

POST CODE

DG7 3NE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: sniff.nickname.tearfully

SOLICITORS

Turcan Connell
Edinburgh

LOCAL AUTHORITY

Dumfries & 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.

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 MAY 2025







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