



**Sunnydene Cottage**  
Blackpark, Castle Douglas, DG7 2NT  
[bellingram.co.uk](http://bellingram.co.uk)



**Detached two bedroom cottage situated in a quiet rural location on the outskirts of Castle Douglas in Dumfries and Galloway.**

**The cottage requires to be fully renovated but offers an attractive opportunity for countryside living.**

**EPC Rating F**

**Offers over £150,000**

**Castle Douglas 1.5 miles Dumfries 18 miles Newton Stewart 30 miles**



#### **Situation**

Sunnydene Cottage is situated on the outskirts of the town of Castle Douglas in Dumfries and Galloway.

Castle Douglas is a market town. Situated approximately 18 miles Southwest of Dumfries and is known for being a food town. It benefits from a range of local amenities such as local independent shops, a post office along with a primary school and secondary school.

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.

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.





#### **Directions**

From King Street in Castle Douglas turn onto St Andrews Street A713 and continue along this road. Turn left onto the A75 carry along this road then take right and the property is situated on the left hand side.

What 3 words: Eruptions.ruling.inflct

#### **Description**

Sunnydene Cottage is located within a good sized plot approximately 0.32 acres, adjacent to agricultural fields and farm outbuildings. It represents a rare opportunity to purchase a country cottage with development potential to create a family home. The accommodation in the cottage currently comprises kitchen, living room, bathroom and two bedrooms. The property has been vacant for a number of years and therefore requires to be completely renovated. It benefits from oil fired central heating.

Outside offers a reasonable sized garden ground laid out mainly in lawn bounded by fence and hedge. There is a path leading to the front door. The area offers plenty space for car parking, a garage or extending the cottage whilst still keeping a good sized area of garden.

#### **Access**

Sunnydene is accessed directly off the A75 to the west of Castle Douglas. Access is then taken off a farm track.

#### **Services**

Mains water supply and electricity  
Private septic tank  
Oil central heating  
Council Tax Band 'D'

#### **Mineral Rights**

To the extent they are included within the vendor's title.

#### **Local Authority**

Dumfries & Galloway Council, Council Offices, English Street, Dumfries, DG1 2DD Tel: 030 33 33 3000

#### **Date of Entry**

By mutual agreement



## Servitude Rights

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light including restriction on external lighting, support, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not.

## Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Viewing Arrangement

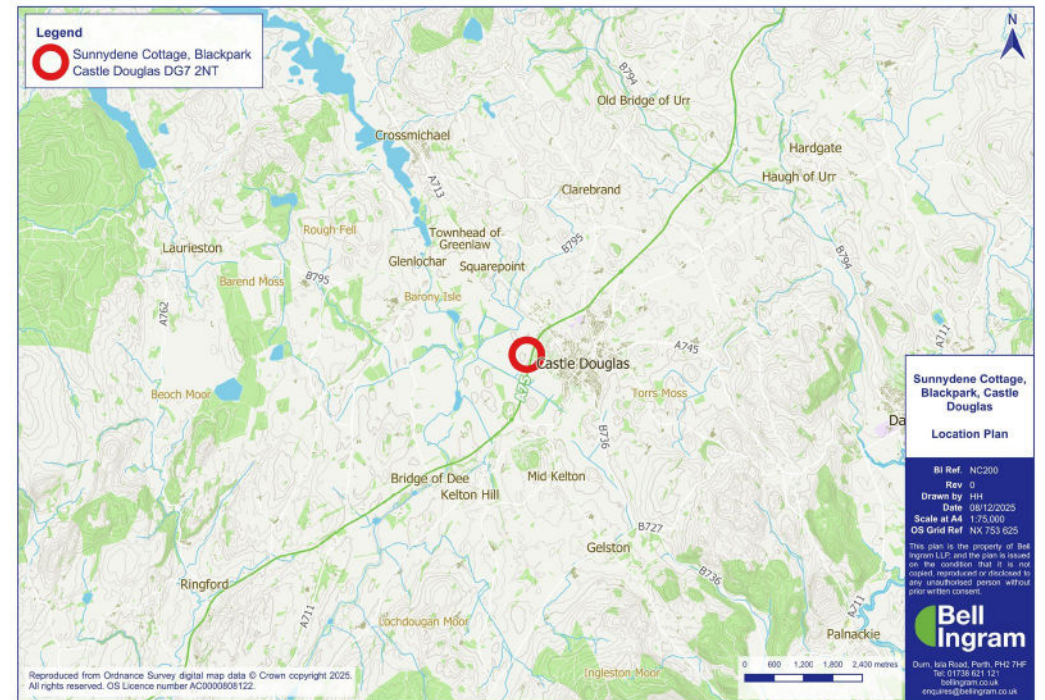
Viewing is strictly by appointment with the selling agents. Please contact the Ayr office on 01292 886544 to arrange a suitable time.

## Important Notice:

Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Anti-Money Laundering Regulations

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on both clients and successful purchaser. This check will leave a 'soft footprint' on your credit history but will not affect your credit rating.



**Legend**

-  Sale Area
- 0.13 hectares
- 0.32 acres
- or thereby



**Sunnysdene Cottage,  
Blackpark, Castle  
Douglas**

**Sale Plan**

BI Ref. NC200  
Rev 0  
Drawn by HH  
Date 08/12/2025  
Scale at A4 1:1,500  
OS Grid Ref NX 753 625

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