



NOGGIE COTTAGE

Auchengool, Dundrennan, Kirkcudbright, Dumfries & Galloway, DG6 4QF

In all about 1.05 acres (0.423 ha)



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

Location Plan



NOT TO SCALE
Plan for indicative purposes only

NOGGIE COTTAGE

Auchengool, Dundrennan, Kirkcudbright, Dumfries & Galloway, DG6 4QF

Dundrennan 1.3 miles, Auchencairn 5 miles, Kirkcudbright 4.1 miles, Castle Douglas 13.5 miles, Dumfries 26 miles

A TRADITIONAL GALLOWAY COTTAGE SITUATED IN IDYLIC RURAL SURROUNDS WITHIN EASY REACH OF LOCAL TOWNS AND VILLAGES WITHIN DUMFRIES & GALLOWAY

- TRADITIONAL 2/3 BEDROOM COTTAGE
- LARGE GARDEN GROUNDS
- GRAZING PADDOCK
- POTENTIAL TO CREATE AN OUTSTANDING LIFESTYLE PROPERTY
- EPC - F30

IN TOTAL ABOUT 1.05 ACRES (0.423 HA)

FOR SALE PRIVATELY



HALL BAIRD

SOLICITORS

VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Email: karen@hallbaird.co.uk



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SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

Noggie Cottage is conveniently located some 1.3 miles northwest of Dundrennan Village and about 4.1 miles east of Kirkcudbright. The property occupies an idyllic rural setting in an area of outstanding natural beauty. The property is in reasonable condition but would benefit from a degree of modernisation, which provides potential purchasers with a blank canvas to develop an outstanding lifestyle property in a favoured area of Southwest Scotland.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

Local services can be found in the nearby coastal village of Auchencairn, an area of unspoiled hills, cliffs, islands, bays and beaches known locally as the 'Scottish Riviera'. Auchencairn has a primary school, a village shop and has many local activities taking place. All other essential services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town', as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded and Noggie Cottage falls within the catchment area.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain and a renowned established hunt.

Noggie Cottage is a traditional three bedroom dwelling which benefits from extensive garden grounds, a grazing paddock and a former fishing pond.

DIRECTIONS

From Kirkcudbright turn onto the B727 signed 'Wildlife Park' and after about $\frac{3}{4}$ of a mile fork right signed Dundrennan, follow this road for approximately 4.1 miles and Noggie Cottage is located on the right hand side. **From Auchencairn Village** on the A711 follow the road west and turn right about $\frac{1}{2}$ a mile after the 'Wickerman'. Follow the minor road for 2.1 miles and Noggie Cottage is located on the left hand side, as indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Noggie Cottage are sought in excess of: £130,000

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

NOGGIE COTTAGE

The cottage occupies a roadside site and is traditionally stone built under a slated roof, with a later addition of a brick built, fibre glass flat roofed extension to the rear. The property does require a degree of modernisation, however would make an idyllic lifestyle property. The property offers accommodation over a single floor, as follows:

- **Kitchen** (3.01m x 3.37m)
Floor & wall units, which are a little dated however perfectly serviceable,
- **Rear Hallway**
- **Bathroom**
Coloured suite, (again, a little dated but perfectly serviceable), partially tiled with shower over bath.



- **Sun Room / Bedroom 3** (2.99m x 3.22m)
Patio doors leading to garden grounds.
- **Central Hallway**
- **Living Room** (3.83m x 5.95m)
A large bright room with double aspect windows and open fire.
- **Front Door Porch**



- **Double Bedroom 1** (3.22m x 2.92m)
With built-in wardrobes.
- **Double Bedroom 2** (3.34m x 3.89m)
Built-in wardrobes.

SERVICES

- Mains water & electricity.
- Private drainage.
- Off peak electric heating.
- Partially double glazed.

GARDEN GROUNDS & GRAZING PADDOCK

Noggie Cottage is surrounded by it's own large mature garden grounds with the addition of a garden shed. The property also benefits from a grazing paddock, which has not been grazed for some time and would benefit from a degree of improvement. There is also a former pond. The property extends in total to about 1.05 acres.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Karen Baird, Hall Baird Solicitors** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band D.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

HOME REPORT

A Home Report is available via: www.onesurvey.org

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.



ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared January 2017

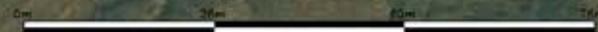
Sale Plan



ABOUT 0.423 ha (1.046 acres)

SALE PLAN FOR IDENTIFICATION PURPOSES ONLY

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