



THE NUEK

Powerhouse Terrace, Gretna, DG16 5EX



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

THE NUEK

Powerhouse Terrace, Gretna, DG16 5EX

Annan 7 miles, Carlisle 11 Miles, Dumfries 22 miles, Glasgow 90 miles, Edinburgh 91 miles

AN EXTREMELY WELL PRESENTED & MODERNISED SEMI-DETACHED DWELLING HOUSE SITUATED IN A SEMI-RURAL LOCATION BENEFITTING FROM DISTANT SEA VIEWS WITHIN DUMFRIES & GALLOWAY

- TRADITIONALLY BUILT TWO / THREE BEDROOM DWELLING HOUSE
- TASTEFULLY MODERNISED
- GARDEN GROUNDS WITH OPEN COUNTRYSIDE VIEWS
- BRICK BUILT WORKSHOP WITH LEAN-TO OFF
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS
- CLOSE PROXIMITY TO THE COAST
- EPC – E (52)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Graham Law
Walker & Sharpe
37 George Street
Dumfries
DG1 1EB
Tel: 01387 267222



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

The Nuek is located in a semi-rural location yet within an easily accessible area of Dumfries & Galloway on the periphery of the busy town of Gretna.

This very well presented semi-detached dwelling benefits from views over the open countryside with distant sea views over the Solway Coast. The property has been sympathetically modernised to a very high standard with clean, bright décor throughout, incorporating all features for modern family day living yet retaining the charm and character of the property.

In addition, the property benefits from a detached workshop with a lean-to off within the enclosed rear garden grounds. To the front of the property there is ample parking for at least two cars within an area which has recently been re-gravelled and block paved. The property is ideally situated for those seeking a rural lifestyle, yet within easy reach of major commuting links.

All services are located within a short drive of the property within the busy town of Gretna boasting all essential and professional services, along with a thriving High Street and the Gretna Gateway Outlet. The catchment area for primary and secondary schooling is Gretna & Annan. The nearby town of Dumfries offers further education choices within the Crichton University Campus.

The Nuek boasts excellent communications and commuting links both north and south with the M6 motorway only a short drive from the property and therefore is within commuting distance of some of the major centres. There are main line railway station at Gretna, Annan and Lockerbie, which run a full timetable of services both north and south.

The Nuek is situated a short drive from the border at Gretna within Southwest Scotland. This area 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 Lake District is less than an hour's drive away from the property. The Lake District is renowned for being one of the most hauntingly beautiful corners of our planet and one of the most scenic places in England. The landscape is simply spellbinding with shadowy ridges gilded with golden light, shimmering meadows ablaze with wild flowers, and sparkling blue lakes that reflect the whole glorious scene. Not surprisingly, there's an abundance of ways to enjoy the outdoors within the Lake District.

DIRECTIONS

The directions to The Nuek are shown 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 The Nuek are sought **in excess** of: £150,000

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

The Nuek is a very attractive property of brick built construction, surrounded by open countryside and benefits from uninterrupted distant sea views to the rear and countryside views from the front. The accommodation is arranged over two floors providing bright and spacious living accommodation, briefly comprising:

GROUND FLOOR

- **Utility Room**
With modern fitted floor and wall units, single sink with mixer tap, plumbed for automatic washing machine.



- **Open Plan Kitchen**
With modern fitted floor and wall units, sink and drainer, induction hob, stainless steel extractor hood, built-in electric oven, oak effect laminate flooring, window to the side. The open plan design of the kitchen leads to the dining area and lounge.
- **Dining Area & Lounge**
Again, an open plan area which is bright and airy with large bay windows to the rear garden grounds. A multi-fuel stove has been installed which services the central heating and hot water.





- **Central Hallway**

With original tiled flooring, walk-in storage cupboard, stairs off to first floor.



- **Sitting Room / Bedroom 3**

With double aspect windows, feature fireplace.



FIRST FLOOR

- **Upper Landing**

With window to the front, built-in storage cupboard.

- **Family Bathroom**

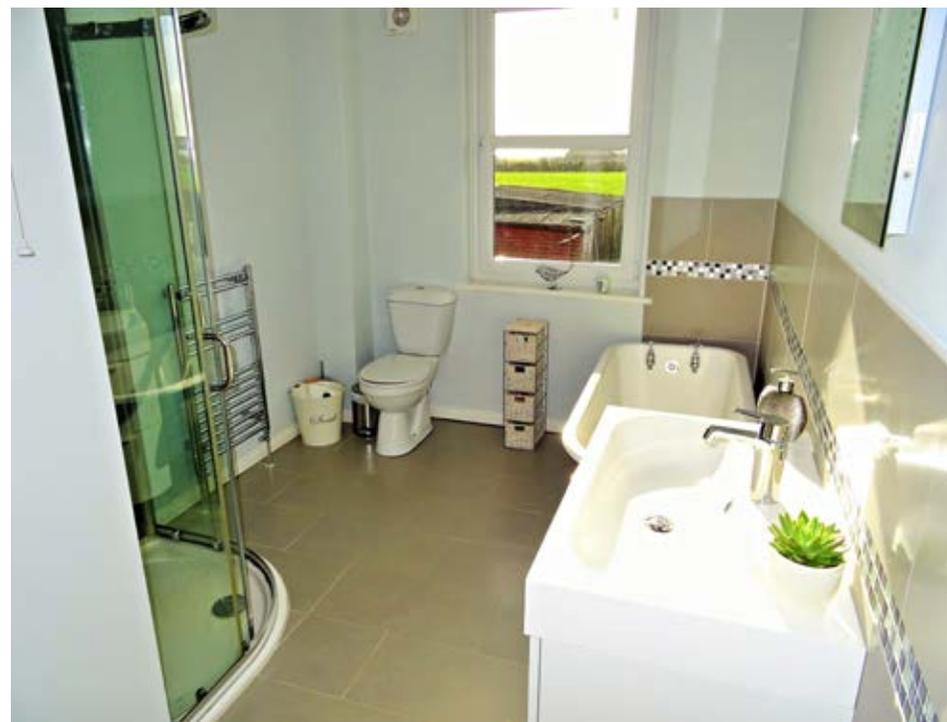
With modern WHB set in vanity unit, bath, WC, corner shower cubicle which is respatex clad, window to the rear, airing cupboard.

- **Double Bedroom 1**

With double aspect window providing open countryside views.

- **Double Bedroom 2**

With double aspect windows providing distant sea views.



SERVICES

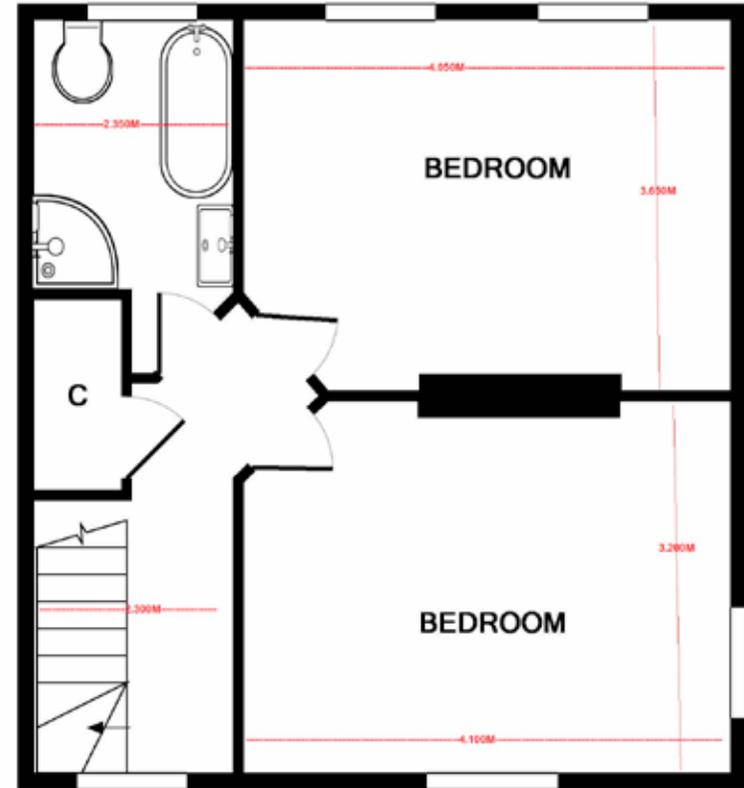
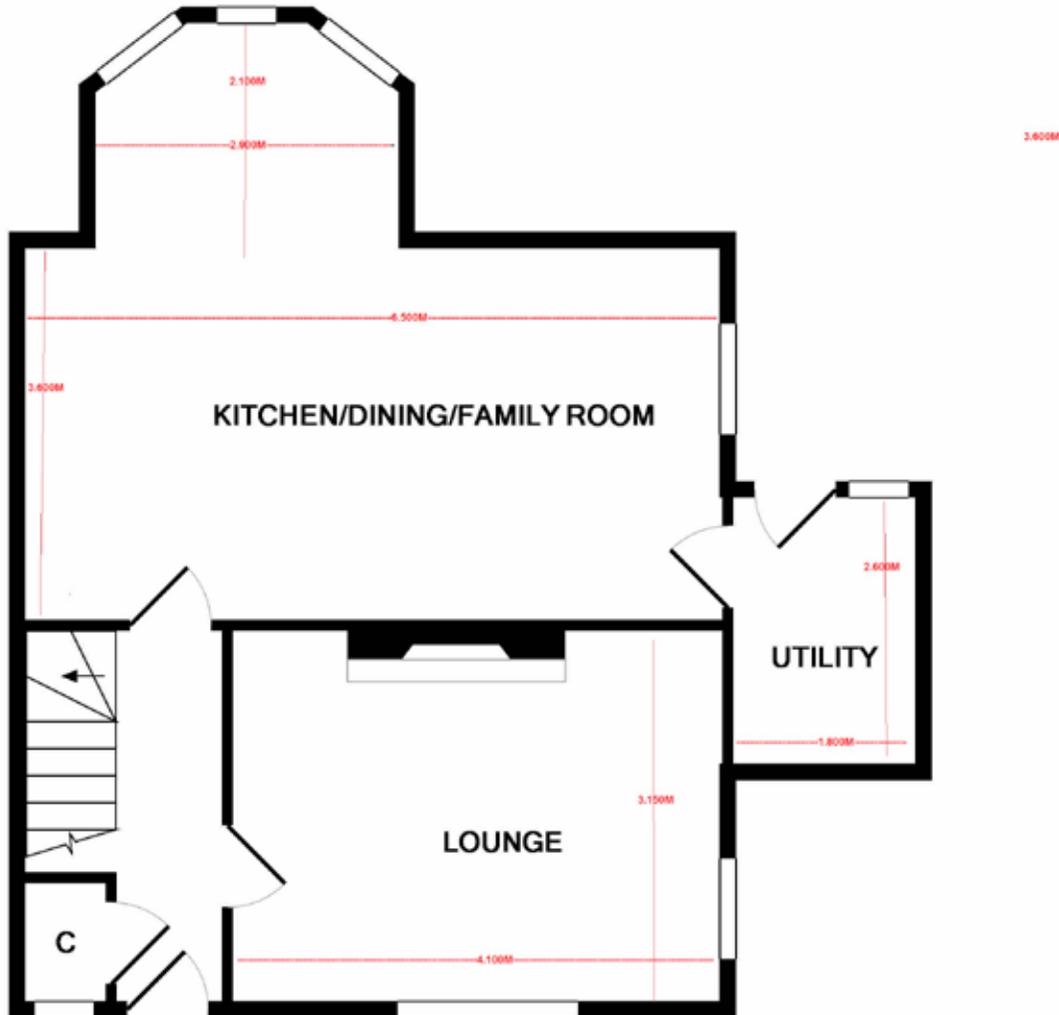
- Mains water and electricity
- Private drainage
- Wood burning stove servicing the central heating system and hot water.
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

Garden Grounds

The front of the property has been laid to gravel, which provides off road parking for at least two vehicles. Block paving has been sympathetically laid, creating pathways around the house to the rear garden. The rear garden is mainly down to lawns with a block paved patios area and a brick built workshop. The property is bounded by timber fences and mature hedges, providing privacy and seclusion.

Floor Plan



IN ALL ABOUT 95.82 SQUARE MTRS

NOT TO SCALE
Plan for indicative purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019



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 **Mr Graham Law, Walker & Sharpe**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band C

HOME REPORT

A Home Report can be downloaded direct from our website:
www.threaverural.co.uk

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.

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

Immediately upon completion.

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.

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 February 2019

