



NO' 2 WHITESKYE

Rigg, Gretna, DG16 5EZ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

WHITESYKE COTTAGE

Rigg, Gretna, DG16 5EZ

Annan 6 miles, Carlisle 12 Miles, Dumfries 21 miles, Glasgow 87 miles, Edinburgh 90 miles

A TRADITIONAL SEMI-DETACHED COTTAGE SITUATED IN A SEMI-RURAL LOCATION JUST ON THE OUTSKIRTS OF GRETNA WITHIN DUMFRIES & GALLOWAY

- TRADITIONALLY BUILT THREE / FOUR BEDROOM COTTAGE
- GARDEN GROUNDS WITH OPEN COUNTRYSIDE VIEWS
- DEVELOPMENT POTENTIAL
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- CLOSE PROXIMITY TO THE COAST
- EPC – F (31)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Harper Robertson & Shannon
100 High St
Annan
DG12 6EH
Tel: 01461 203418



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

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

Whitesyke Cottage provides a blank canvas for any potential purchaser having recently been decorated with neutral colours throughout. This semi-detached dwelling benefits from views over the open countryside with distant sea views over the Solway Coast. To the rear of the property there is ample parking for at least two cars with easily maintained garden grounds.

Whitesyke Cottage is ideally situated for those seeking a rural lifestyle with countryside and beach walks straight from the doorstep, yet within easy reach of major commuting links, with the border town of Gretna being only a 10 minute drive and Carlisle being a 20 minute drive away. The property is also well served by public transport with buses operating a regular service. The cottage provides three-bedroom accommodation and would also lend itself to extending to the rear, however, any interested party would need to make their own enquiries with Dumfries & Galloway planning department in this respect.

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.

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

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes, 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.

DIRECTIONS

The directions to Whitesyke Cottage 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 Whitesyke Cottage are sought **in excess of: £120,000**

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

Whitesyke Cottage is of traditional construction set under a tiled roof. The accommodation is arranged over two floors, briefly comprising:

GROUND FLOOR

- **Rear Entrance Porch**
Glazed to two sides, part glazed UPVC door.
- **Kitchen / Diner**
Small range of base units, sink & drainer, two built-in cupboards.



- **Living Room**
Open fire with back boiler, understair cupboard, window to the front.
- **Front Entrance Porch**
Glazed to two sides with part glazed UPVC door.
- **Lounge / Double Bedroom 1**
With window to the front, single bedroom off with en-suite.



- **Single Bedroom 2 (En-Suite)**
This single bedroom is located off the lounge. The lounge could easily be a double bedroom, with dressing room off and en-suite.
- **En-suite**
With shower, WC, WHB.

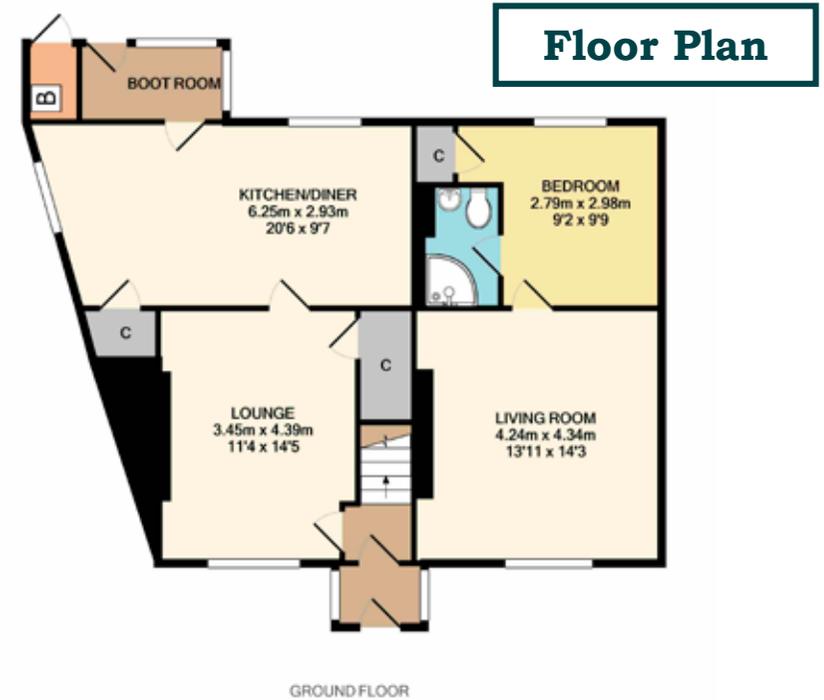


FIRST FLOOR

- **Upper Landing**
With built-in storage cupboard.
- **Family Bathroom**
With bath, WC, WHB
- **Double Bedroom 3**
With window to the front providing open countryside views & distant sea views, built-in cupboards.



- **Double Bedroom 4**
With built-in cupboards, window to the rear.



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.
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SERVICES

- Mains water and electricity
- Private drainage
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

Easily maintained garden grounds to the rear, with hardstanding area providing off road parking for at least two vehicles.

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 **Harper Robertson & Shannon**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band D

HOME REPORT

A Home Report can made available upon request.

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.

IMPORTANT NOTICE - TEMPORARY VIEWING ARRANGEMENTS
Due to the ongoing pandemic (COVID 19), viewings can take place under strict social distancing rules, these include:

- Vendors are strongly advised to wait outside while viewings are completed, or in different parts of a house if it's large enough.
- Potential buyers will not be allowed to touch surfaces including door handles and solid surfaces.
- Potential purchasers are advised to wear masks and gloves and must not present any COVID-19 symptoms including a cough.
- Only two people will be able to attend viewings.

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 July 2020

