



1 THE COTTAGE

Throughgate, Dunscore, Dumfries, DG2 0UG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



1 THE COTTAGE

Throughgate, Dunscore, Dumfries, DG2 0UG

Dunscore 1 mile, Thornhill 10 miles, Dumfries 9 miles, Carlisle 41 Miles, Glasgow 70 Miles, Edinburgh 71 Miles

AN EXCEPTIONAL AND THOROUGHLY CHARMING RECENTLY DEVELOPED COTTAGE WITH STUNNING UNINTERRUPTED VIEWS OVER THE SURROUNDING COUNTRYSIDE

- RECENTLY CONVERTED TWO / THREE BEDROOM COTTAGE
- FINISHED TO EXTREMELY HIGH STANDARDS
- DEDICATED PARKING AREA
- BEAUTIFUL VILLAGE LOCATION
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC – C (77)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Linda Vaughan
GGMW
14 Castle Street
Dumfries
DG1 1DR
Tel: 01387 266250



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

1 The Cottage is located about 10 miles Northwest of the busy market town of Dumfries in Southwest Scotland. This semi-detached property has been sympathetically converted to an extremely high standard, incorporating all features for modern day family living, yet retaining the character and charm of the original building. The property is in new build condition and includes all integrated appliances and some of the furniture may be made available by separate negotiation. The property offers spacious, bright and flexible accommodation throughout.

1 The Cottage is located within a lovely village location, benefitting from open countryside views to the rear. The area abounds with wildlife and countryside pursuits are available straight from the doorstep.

Primary schooling is available in the Village of Dunscore, some 1 mile distant, with both primary & secondary schooling available at the highly regarded Wallace Hall Primary & Wallace Hall Academy in Thornhill. Dunscore further boasts a newly built Health Centre as well as a local community run public house.

A further range services can be found in the town of Thornhill which boasts an attractive and comprehensive range of shops, including two small supermarkets, a chemist, several niche clothes shops, a butcher, a baker, two hairdressers, an authentic Scottish/Italian café/fish & chip shop founded in 1929, high quality gift and fancy goods shops (one of which stages frequent art exhibitions), coffee shops and café/restaurants, a beautician, a chocolatier, as well as various hotels, pubs, Library, a garage and petrol station, dentist, podiatrist, community hospital, and health centre. The busy market town of Dumfries some 9 miles distant, boasts three retail parks, an ice rink, a modern sports centre, a University Campus and a newly constructed hospital.

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.

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 courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

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 1 The Cottage are sought **in excess of: £195,000**

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

1 The Cottage is of traditional construction under a slated roof and has been fully converted to an extremely high standard. The accommodation is arranged over 2 floors and in more detail briefly comprises:

GROUND FLOOR

- **Open Plan Sitting Room / Kitchen / Diner**

Accessed from the pretty timber-built porch at the front, stepping into a bright open plan living area with glazing to three sides. The kitchen is made up of a range of modern fitted floor units, sink & drainer, integrated electric oven and hob with cooker hood, plumbed for American style fridge freezer, dedicated dining area. This whole area has quality wooden flooring throughout.

- **Utility Room**

With sink & drainer set in modern base unit, plumbed for automatic washing machine, houses Worcester boiler.

- **Rear Entrance Hallway**

With UPVC entrance door to the side.



- **Family Bathroom**

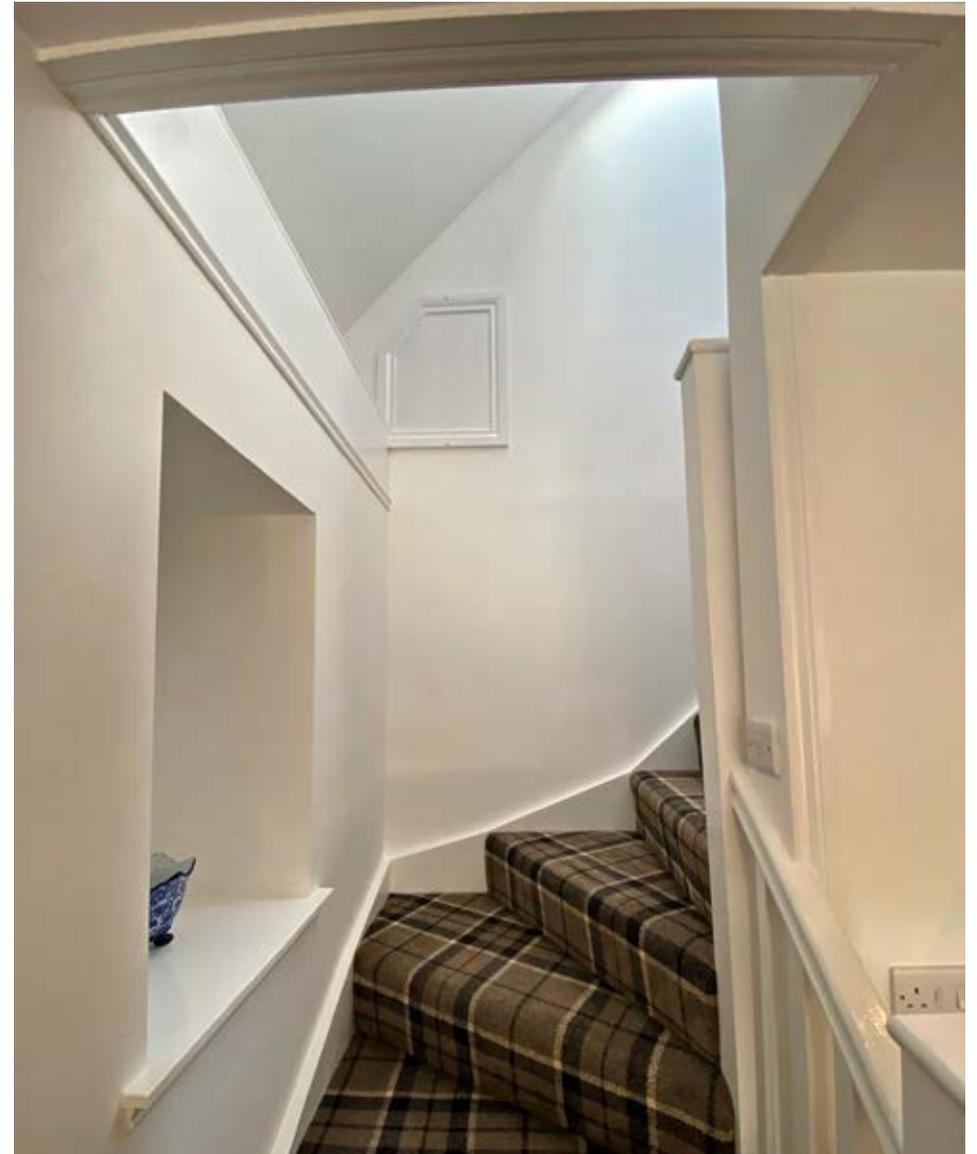
Bath with shower over, WC, WHB set in modern vanity unit, heated towel rail.



- **Double Bedroom 1 / Snug**
With window to the side, walk-in cupboard.



FIRST FLOOR



- **Upper Hallway**
With built-in storage cupboards, velux window.
- **Cloakroom**
With WC, WHB, heated towel rail, velux window.

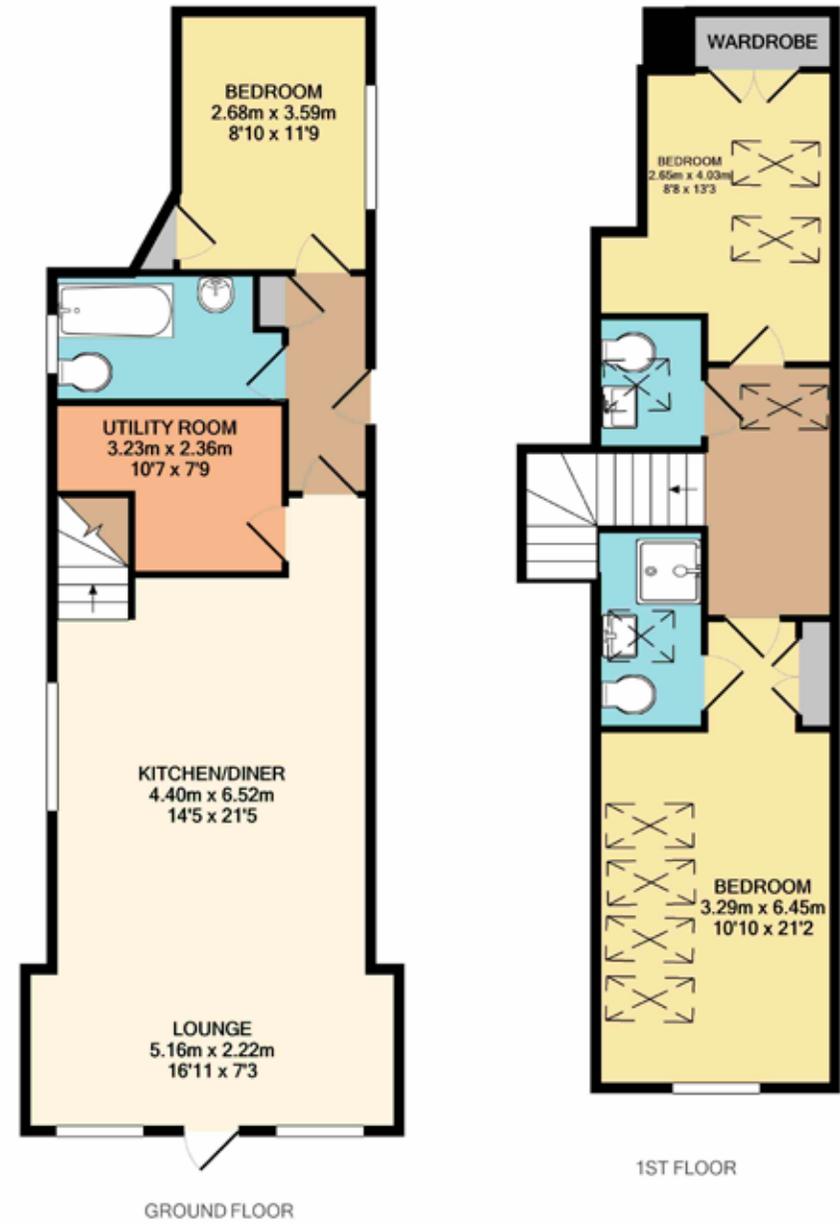


- **Double Bedroom 2**
With built-in wardrobes & two tilt & turn velux windows.



- **Double Bedroom 3 (En-Suite)**
With four velux tilt and turn windows and picture window to the front, built-in cupboards, en-suite off.
- **En-Suite**
With standalone shower cubicle, WC, WHB, heated towel rail, velux window.





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 of 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.
- Oil fired central heating (condenser Worcester boiler).
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

A small area of lawns to the front, with a dedicated paved patio area, making this the perfect area for alfresco dining. There are designated parking spaces to the front, which has just recently been neatly laid with gravel. The property benefits from stunning views across the surrounding countryside.

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, **GGMW**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band B.

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 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.

HOME REPORT

In keeping with the housing (Scotland) Act 2006 prescribed documents regulations of 2008, the property is exempt given that it is a newly converted home, which has not been used or occupied in its converted state. An EPC is available upon request.

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 October 2020



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