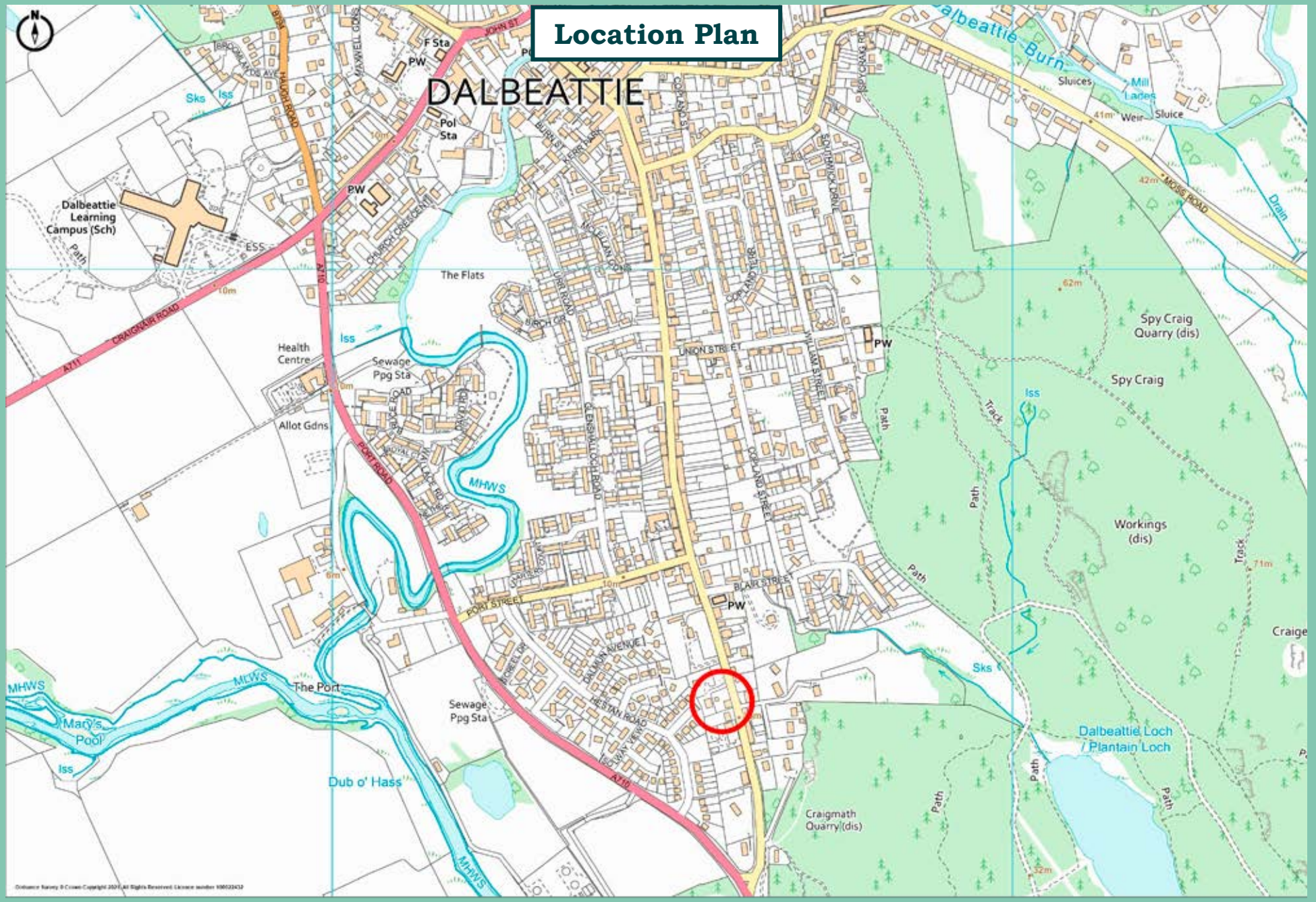
MOSSGIEL COTTAGE

316 HIGH STREET
Dalbeattie, Dumfries & Galloway, DG5 4DS

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2021. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:7560. Paper Size - A4

NOT TO SCALE
Plan for indicative purposes only

MOSSGIEL COTTAGE

316 HIGH STREET

Dalbeattie, Dumfries & Galloway, DG5 4DS

Castle Douglas 6 miles, Dumfries 13 miles, Carlisle 51 miles, Glasgow 90 miles

A CHARMING EXTREMELY WELL-PRESENTED AND SYMPATHETICALLY MODERNISED DETACHED COTTAGE SITUATED WITHIN A PRIME CENTRAL LOCATION OF DALBEATTIE

- MODERNISED TRADITIONAL TWO BEDROOM COTTAGE WITH STUDY/NURSERY
- GENEROUS GARDEN GROUNDS
- AMPLE OFF-ROAD PARKING
- DETACHED GARAGE / WORKSHOP
- WITHIN EASY WALKING DISTANCE OF LOCAL AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – D (64)
-

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

Amy Orr
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695

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

OnTheMarket.com

INTRODUCTION

Mossgiel Cottage is situated in a prime central location of Dalbeattie. The property has been sympathetically modernised to an extremely high standard with high quality fixtures, fittings and décor throughout.

This two-bedroom family home is beautifully presented and in truly walk-in condition offering all comforts for modern day family living. The property benefits from very generous garden grounds, which have been carefully thought-out with the safety of children and pets in mind and dedicated areas for social and family entertaining. The garden grounds offer privacy with ample off-road parking to the side of the property.

Mossgiel Cottage 316 High Street is within easy walking distance to all local services and amenities. Dalbeattie provides a wide range of essential services with a newly constructed school catering for nursery to secondary education. The town also boasts a wide range of retail and professional services, along with a new medical practice and leisure facilities. A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new hospital and a range of high street shops, retail parks and large supermarkets.

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. 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, the closest being a short distance from the property. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres within Dalbeattie Forest. The property is also in close proximity to Kippford, affectionately known as the 'Scottish Riviera'.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan at Stranraer. The international airports of Prestwick & Glasgow are within just over an hour's drive of the property.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale privately

GUIDE PRICE

Offers for Mossgiel Cottage are sought in excess of: £190,000

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

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

PARTICULARS OF SALE

No' 316 High Street is of traditional Galloway construction, rendered under a slated roof. The accommodation is set over a single floor, briefly comprising:

- **Front Entrance Porch**
  With solid Oak flooring and part glazed UPVC door to the front of the dwelling.

- **Central Hallway**
  With solid Oak flooring and built-in cupboard.

- **Living Room**
  A beautifully presented living space with a wood burning stove set in a feature fireplace and window to the front of the property.

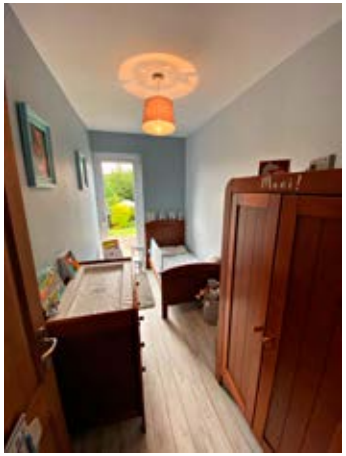
- **Double Bedroom 1**
  With window to the front.

- **Kitchen**
  Sympathetically modernised with a range of floor and wall units with Oak worktops, Belfast sink & drainer, large gas cooking range with cooker hood, window to the side, Oak flooring, window to the side and door off to the conservatory. Integrated slim line dishwasher, washing machine, fridge and freezer

- **Conservatory**
  With wooden flooring, glazed to three sides with a patio door at either side giving access to the rear garden grounds.

- **Family Bathroom**
  With modern tiled shower enclosure, free standing bath, WC & WHB, window to the rear.

- **Study/ Nursery**
  This area is currently being utilised as a child's nursery and has a glazed door to the raised patio.



- **Double Bedroom 2**
  With patio doors to raised patio and a window to the side.

OUTSIDE

As mentioned earlier, the garden grounds to the rear are enclosed and mainly laid to lawn with high timber fences providing privacy and security for children and pets, with a raised paved patio area making this the ideal space for alfresco dining and social entertaining. From here, a gate gives access to the grounds at the side, which currently houses a children's play area, patio dining set and hardstanding parking provides ample off-road parking. In addition, there is a detached garage / workshop and a useful storage shed.

SERVICES

- Mains water & drainage
- Mains electricity
- Gas fired central heating system
- Wood burning stove
- Double glazed throughout
- The telephone is installed subject to the normal BT regulations.

COUNCIL TAX BANDING

Council tax banding: Band D

HOME REPORT
A Home Report can be downloaded direct from Threave Rural's website.

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

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.

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' solicitors: for a definitive list of burdens subject to which the property is sold.

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 August 2021

Sale Plan

Promap
LANDMARK INFORMATION

Getmapping plc 2015.
Plotted Scale - 1:500. Paper Size - A4

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS