



# NO' 1 LINNS COTTAGE

Collin, Dumfries, DG1 3SA



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan





# No' 1 LINNS COTTAGE

**Collin, Dumfries, DG1 3SA**

**Dumfries 5 miles, Annan 11 miles, Carlisle 29 miles, Glasgow 77 miles, Edinburgh 80 miles**

## **AN EXTREMELY WELL-PRESENTED DETACHED THREE BEDROOM COTTAGE SITUATED WITHIN AN IDYLIC SETTING OF DUMFRIES & GALLOWAY**

- CHARMING THREE BEDROOM COTTAGE OCCUPYING AN ELEVATED SITE
- GENEROUS GARDEN GROUNDS WITH UNINTERRUPTED FAR-REACHING VIEWS
- DOUBLE DETACHED GARAGE (PARTITIONED FOR WORKSHOP SPACE)
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- BEAUTIFUL COUNTRYSIDE LOCATION YET CLOSE TO MAJOR ROAD NETWORKS
- EPC – D (64)

**FOR SALE PRIVATELY**

### **VENDORS SOLICITORS**

Sandy Shields  
Colledge & Shields  
30 Castle Street  
Dumfries  
DG1 1DU  
Tel: 01387 240 044



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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](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)







## INTRODUCTION

No' 1 Linns Cottage occupies an idyllic countryside location situated on an elevated site offering stunning far-reaching views across the surrounding countryside. The cottage has neutral décor throughout and has been extremely well-maintained, which is obvious on the approach to this delightful family home. No' 1 Linns Cottage is conveniently located about 5 miles from the busy market town of Dumfries in Southwest Scotland and only a short drive to major road networks.

No' 1 Linns Cottage is surrounded by its own generous, beautifully landscaped garden grounds, which are bound mainly by mature hedges, timber fences and a neat tarmac driveway. The grounds are laid to lawns, neat, paved patios, a vegetable garden & greenhouse with the borders planted with a variety specimen trees and shrubs, easy care perennials and annual flowering bulbs, which offer a plethora of colour throughout the year and attract a variety of native wildlife. The whole garden including a raised timber decking and permanent steel framed gazebo offer the perfect area for family and social entertaining. To compliment the whole property a detached brick built double garage is located within the grounds, which the current owners have partitioned to create a useful workshop.

All services are located within a short drive of the property, with the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

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 is 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.

## 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 as a whole.

## GUIDE PRICE

Offers for No' 1 Linns Cottage are sought **in excess of: £275,000**

## 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](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

No' 1 Linns Cottage is extremely well-presented with the accommodation arranged over 2 floors, providing bright and spacious living accommodation. The property in more detail briefly comprises:

## GROUND FLOOR

- **Sunroom**  
With glazing to three sides, this is a lovely bright family room which takes full advantage of the stunning uninterrupted views.
- **Central Hallway**  
With open tread staircase to bedroom suite, window to the front.



- **Double Bedroom 1**  
With a window to the front, taking advantage of the views.
- **Double Bedroom 2**  
With a window to the rear with views over the neighbouring farmland.
- **Shower Room**  
With a range of modern sanitary ware and enclosed shower cubicle.





- **Dining Room**  
With double aspect windows and multi-fuel stove.
- **Kitchen**  
With a fabulous range of floor and wall units benefitting from an integrated fridge freezer, built-in double electric oven, halogen hob with cooker hood.



- **Rear Porch / Utility Room**  
Glazed to three sides, plumbed for automatic washing machine.

#### FIRST FLOOR

- **Master Bedroom Suite 3**  
Large bright bedroom suite with velux type windows set to both sides of the bedroom, which again, provide fantastic open views.
- **Bathroom**  
With a range of modern sanitary ware and a bath.



# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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
- Fully double-glazed windows
- Oil-fired central heating system
- Multi-fuel stove
- The telephone line is installed subject to the normal BT regulations.

## OUTSIDE

As mentioned earlier, there are beautiful, landscaped gardens surrounding the dwellinghouse, which benefit from a greenhouse, fixed steel framed gazebo, paved patio areas, lawns and mature trees and shrubs.

A double detached garage has been portioned to create a very useful workshop, which the current owners utilise for woodworking, etc. The garage benefits from water and electricity laid in.



## 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, **Sandy Shields, Colledge & Shields** for a definitive list of burdens subject to which the property is sold.

## COUNCIL TAX

Band E

## 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.

## 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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 April 2022***





