



# BURNSIDE COTTAGE

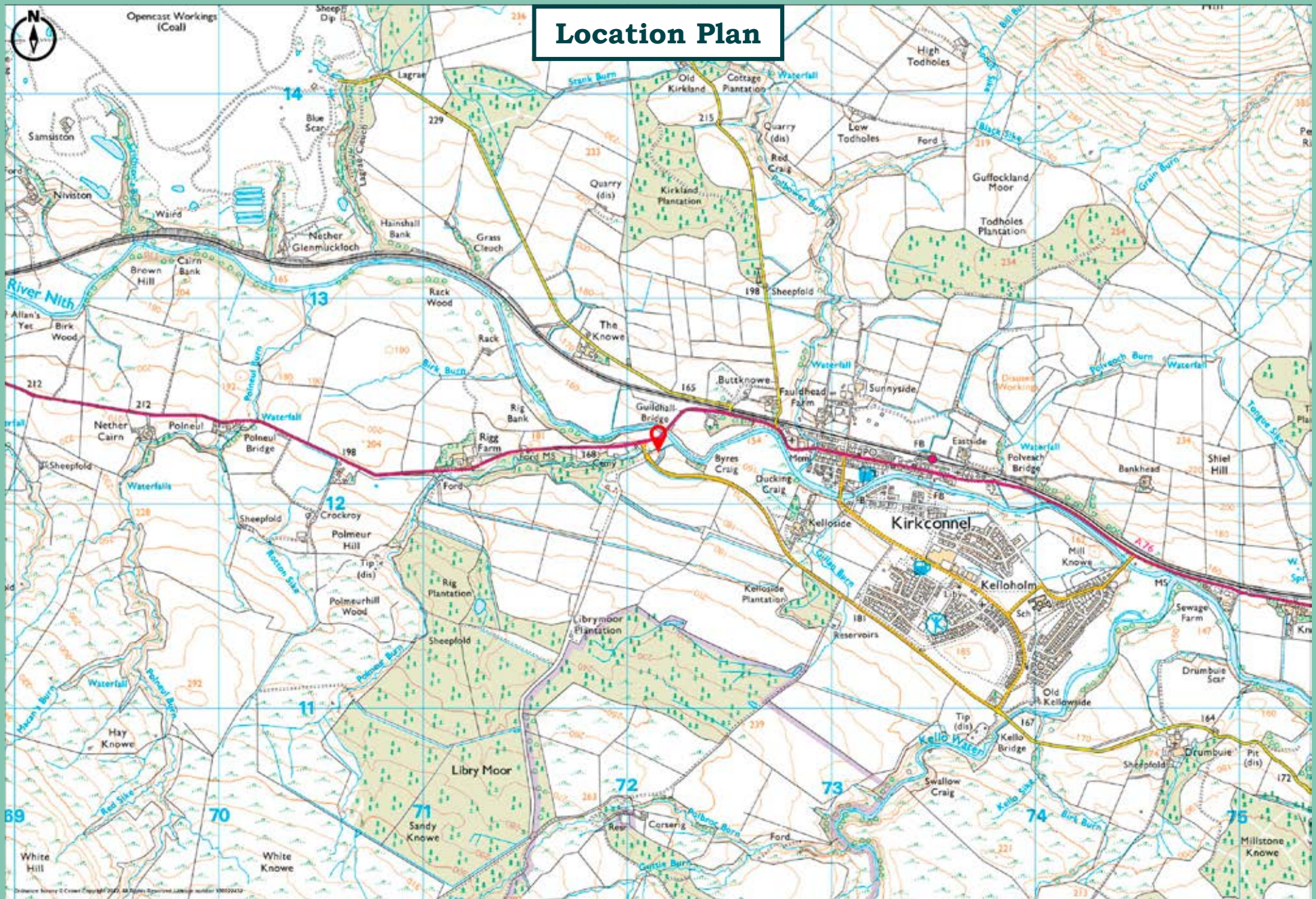
Guildhall Bridge, Kirkconnel, DG4 6NP



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS







# BURNSIDE COTTAGE

**Guildhall Bridge, Kirkconnel, DG4 6NP**

Dumfries 31 miles, Ayr 41 miles, Glasgow 58 miles, Edinburgh 62 miles, Carlisle 78 miles

## A WELL-PRESENTED RESIDENTIAL SMALLHOLDING UTILISED AS A SUCCESSFUL PET BOARDING BUSINESS SITUATED IN A PICTURESQUE AREA OF DUMFRIES & GALLOWAY

- WELL-PRESENTED MODERN THREE BEDROOM BUNGALOW
- FULLY FITTED PURPOSE BUILT KENNEL BUILDING WITH KENNEL PODS
- DETACHED GARAGE AND BOX PROFILE AGRICULTURAL BUILDING
- SMALL ENCLOSED GRAZING PADDOCKS
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS
- EPC – C (72)

### FOR SALE PRIVATELY AS A WHOLE

#### VENDORS SOLICITORS

Colin Bell  
Robert Wilson & Son  
109 Drumlanrig Street  
Thornhill  
DG3 5LX  
Tel: 01848 330251



#### 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

Burnside Cottage is conveniently located on the periphery of the village of Kirkconnel. The property is a well-presented and spacious detached bungalow with no immediate neighbours and is surrounded by beautiful countryside. Burnside Cottage has been well maintained and incorporates all fixtures and fittings associated with modern family living. The property benefits from three-bedroom accommodation and at present, the current owners run a successful pet boarding business.

The main kennel building was purpose built in 2010 providing state of the art accommodation for twenty dogs each with their own pods which are insulated, ventilated and benefit from a heated sleeping area, complete with adjoining outdoor exercise run. The building is of steel portal box profile construction and also houses a kitchen for food preparation, a grooming room and WC. The boarding kennels are now booked up until 18th December 2022, charged at £13 per day, which includes food. The pet boarding business is listed with Dumfries & Galloway Trusted trader group.

To compliment to whole property, there also exists a detached double garage, which has an area sectioned off for the kennels reception with the remainder utilised for storage along with a steel portal box profile modern agricultural shed. The whole property sits in just under an acre and benefits from small fenced off grazing paddocks which house the pet sheep and poultry.

Kirkconnel lies close to the Dumfriesshire/Ayrshire border, approximately an hours drive from Glasgow. It has its own Primary School, Sport and Leisure centre and shops. There is Secondary Schooling at Sanquhar, with the railway station offering excellent links between Glasgow, Dumfries and Carlisle. The local area has lots to offer walking, fishing, cycling which are all available straight from the doorstep.

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 as a whole.

## GUIDE PRICE

Offers for Burnside Cottage are sought **in excess of: £340,000**

## 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



## BURNSIDE COTTAGE

Burnside Cottage is of modern construction set under a slated roof. The accommodation is arranged over a single floor, briefly comprising:

- **Large Kitchen / Diner**

With a generous range of modern floor and wall units, integrated dishwasher and fridge freezer. To compliment the kitchen arrangement there is a central island with a built-in induction hob, electric oven and extractor hood. A dedicated dining area provides the perfect place for family dining with French doors leading to an enclosed Indian sandstone patio.

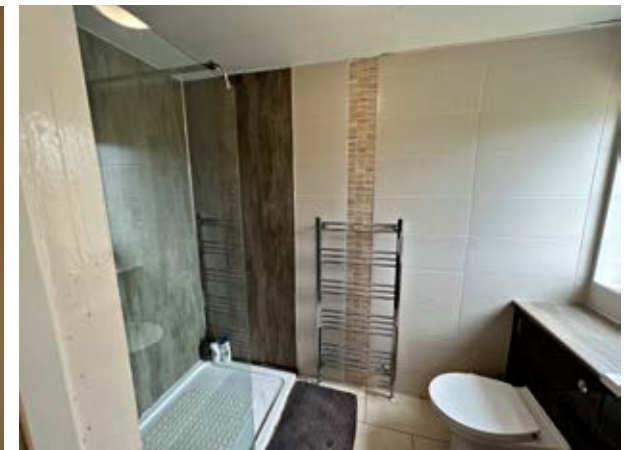


- **Central Hallway**

With built-in storage cupboards.

- **Double Bedroom 1 (En-Suite)**

With window to the front, walk-in wardrobe and en-suite off. The en-suite has modern sanitary ware and a walk-in shower cubicle.





- **Lounge**

A large bright family room complimented by a wood burning stove.



- **Double Bedroom 2**

With window to the side.

- **Double Bedroom 3**

With window to the front.



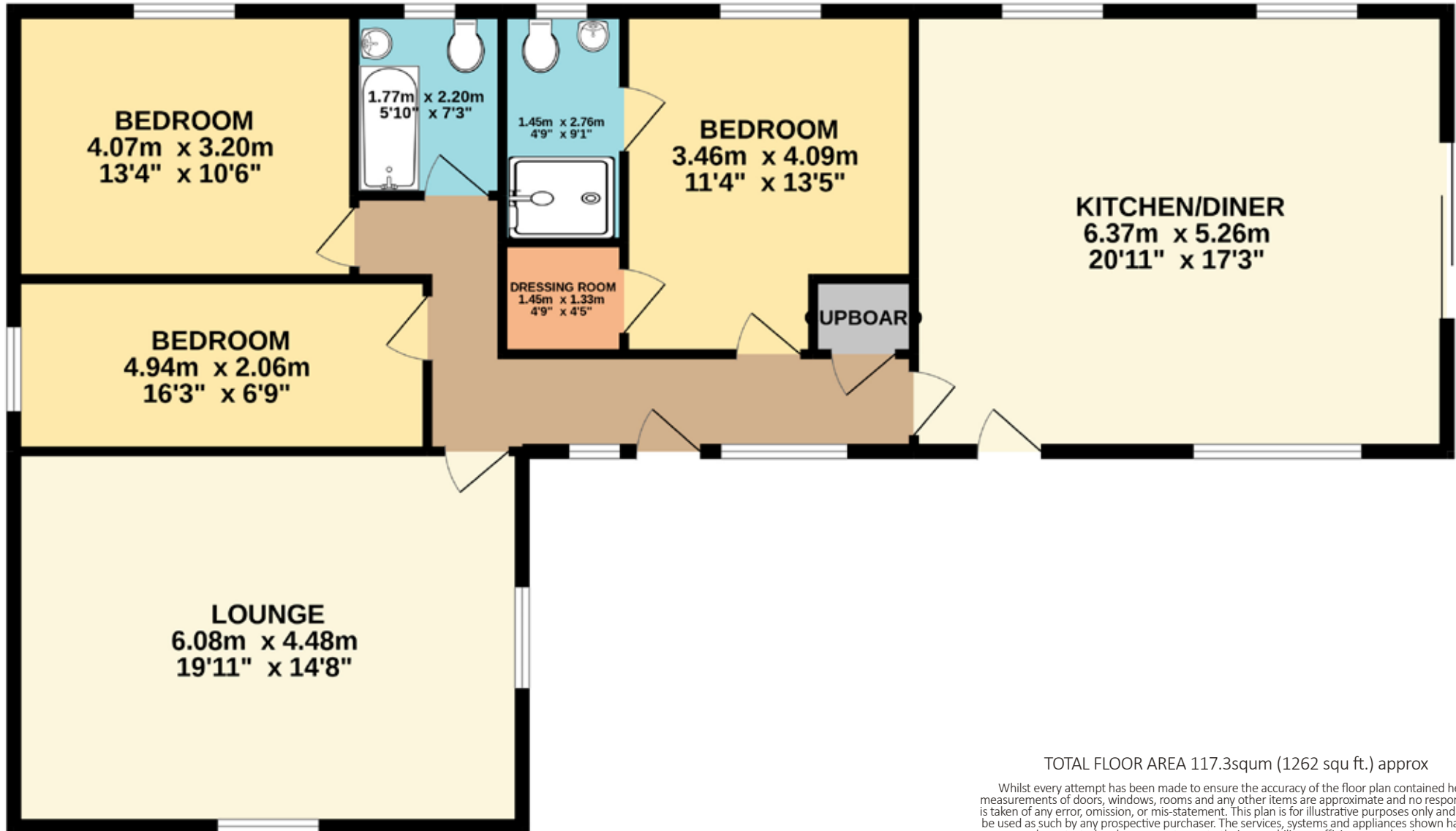
- **Family Bathroom**

With a range of modern sanitary ware, 'P' shaped bath with shower over.



## Floor Plan

GROUND FLOOR  
117.3 sq.m. (1262 sq.ft.) approx.



TOTAL FLOOR AREA 117.3squm (1262 squ ft.) approx

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 & electricity
- Private drainage
- Gas fired central heating system (New boiler fitted Dec' 2021)
- Wood burning stove
- The telephone line is installed subject to the normal BT regulations. connection to fibre broadband

## OUTSIDE

A gated driveway provides ample parking and as mentioned earlier, there are a range of outbuildings and the kennel building is fenced off from dwellinghouse. Small paddocks provide the home for pet sheep and poultry.



## 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, **Robert Wilson & Son** for a definitive list of burdens subject to which the property is sold.



## BURNSIDE COTTAGE COUNCIL TAX

Band E.

## RATEABLE VALUE (BOARDING KENNELS)

£4,000 effective from 01-APR-17

## 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.

### MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

### 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.



### 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 May 2022*







