



SHENNAAH THIE

Old Ford Road, Gatehouse of Fleet, Castle Douglas, DG7 2NR



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**



Location Plan

GATEHOUSE OF FLEET

SHENNAAH THIE

Old Ford Road, Gatehouse of Fleet, Castle Douglas, DG7 2NR

Kirkcudbright 8 miles, Castle Douglas 13 Miles, Dumfries 31 Miles, Carlisle 65 Miles, Glasgow 97 Miles

**A MODERN WELL-PRESENTED DETACHED BUNGALOW WITH SOUTHWEST FACING GARDEN GROUNDS
LOCATED ON A QUIET STREET WITHIN THE VILLAGE OF GATEHOUSE OF FLEET**

- MODERN TWO BEDROOM BUNGALOW
- ENCLOSED MATURE GARDEN GROUNDS INCLUDING A WONDERFUL ORCHARD
- QUIET VILLAGE LOCATION YET WITHIN EASY WALKING DISTANCE OF LOCAL AMENITIES
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS
- EPC RATING – C (77)

VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird
The Old Exchange
Castle Douglas
DG7 1TJ
Tel:01556 502764



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

Shennaah Thie is located within the pretty Galloway town of Gatehouse of Fleet, tucked away on a quiet residential street. The property is of relatively new construction and was built to the owners' specifications by a local, reputable long established building company. We are informed that the name is derived from Manx, meaning 'Old Ford House'.

The property sits back off the street with a block paved driveway leading to an attached single garage providing off-road parking. An attractive orchard has been established to the front which has been screened providing a peaceful retreat. The rear garden grounds are completely enclosed and have been established with mature trees, shrubs and a plethora of flowering borders providing a tapestry of scent and colour during the summer months. A paved patio provides the perfect area for family and social entertaining. In addition, there are two timber garden sheds and established wildlife pond attracting a variety of birds and insects.

A range of local services are conveniently located within the historical village of Gatehouse, where there is a primary school, a range of shops and a variety of places to eat out. Gatehouse is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being proud supporters of the Biosphere.

The village attracts a wide range of artists and makers, with the town of Kirkcudbright, a 10-minute drive from the property. Kirkcudbright is extremely popular with tourists and is known as the 'Artists' Town', as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses, the closest being at Gatehouse of Fleet. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie. The international airports of Glasgow and Prestwick are within easy commuting distance.

METHOD OF SALE

Shennaah Thie is offered for sale by private treaty.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

GUIDE PRICE

Offers for Shennaah Thie are sought **in excess of: £220,000**

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

SHENNAAH THIE

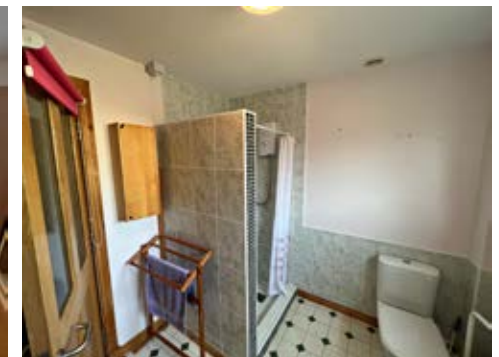
This attractive two-bedroom cottage is of modern construction set under a slated roof. Shennaah provides accommodation over a single floor, as follows:

- **Front Door Porch**
- **Central Hallway**
With walk-in storage cupboard.
- **Office**
Set up as an office, however, could be a single bedroom if the built-in cupboards were removed. A window overlooks the front of the property.
- **Single Bedroom 1**
With a window to the front.

- **Kitchen**
With a full complement of kitchen floor and wall units, window to the side.
- **Utility Room**
With floor and wall units, plumbed for white goods, door to the rear garden grounds and door to integral garage.



- **Integral Garage**
With remote up and over door.
- **Lounge**
A lovely, bright family room with a picture window overlooking the garden grounds. A patio door gives access to the garden grounds.
- **Double Bedroom 2**
With window to the front.
- **Bathroom**
With enclosed shower, WC & WHB.



GARDEN GROUNDS

As mentioned earlier, a block-built driveway provides off road parking with a gravelled area to the front of the dwelling bound by a dry-stone dyke. A small orchard is located to the left of the dwelling.

The rear garden grounds are mature with a variety of specimen trees, shrubs and flowering borders providing a safe haven for children and pets. In addition there are two useful timber garden sheds.

GROUND FLOOR



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 electricity, drainage & water
- Gas fired central heating
- Double glazing
- The telephone is installed subject to the normal BT regulations

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, **Mrs Karen Baird, Hall Baird** for a definitive list of burdens subject to which the property is sold. However, it is noted that planning permission was granted in November 2022 for the erection of 2 dwellinghouses and 1.8 metre high timber boundary fence on Roseberry Terrace, Birtwhistle Street Gatehouse Of Fleet, which is to the rear of Shennah Thie on Old Ford Road.

COUNCIL TAX BANDING: D

HOME REPORT

The home report can be downloaded from www.threaverural.co.uk/property

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 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 2023

