

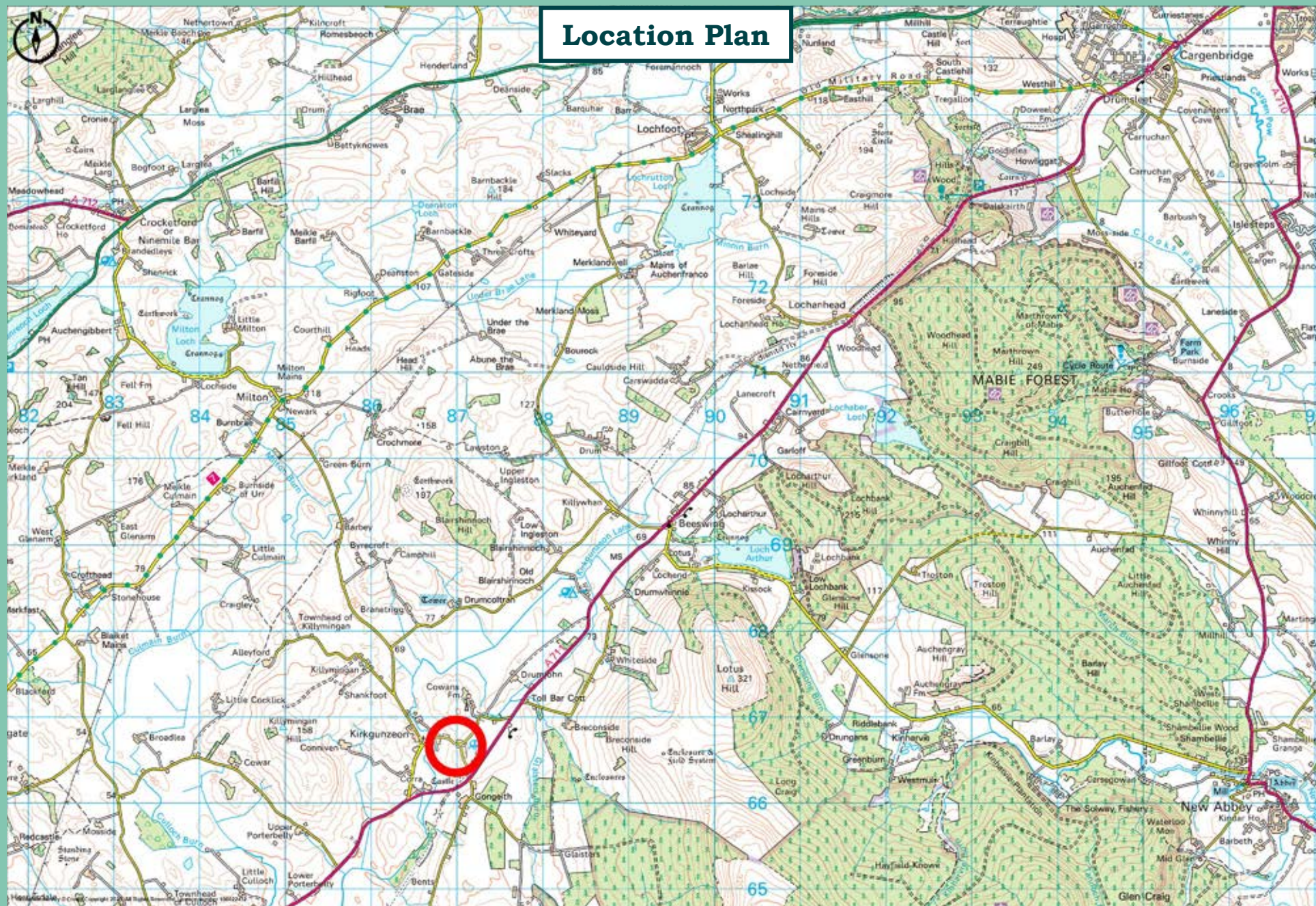


BRAEMAR

Kirkgunzeon, Dumfries, DG2 8JX



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

BRAEMAR

Kirkgunzeon, Dumfries, DG2 8JX

Dalbeattie 4 miles, Dumfries 9 miles, Carlisle 45 miles, Glasgow 86 miles

A CHARMING TRADITIONAL GALLOWAY COTTAGE SITUATED WITHIN THE PRETTY VILLAGE OF KIRKGUNZEON

- DETACHED THREE BEDROOM GALLOWAY COTTAGE
- ENCLOSED MATURE GARDEN GROUNDS
- PRIVATE OFF-ROAD PARKING & DETACHED GARAGE
- ELEVATED SITE WITH VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Mr John Lawson
Primrose & Gordon
1 Newall Terrace
Dumfries
DG1 1LN
Tel: 01387 267316



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

Braemar is located within the pretty Galloway village of Kirkgunzeon occupying an elevated site benefitting from views across the village rooftops and surrounding countryside. This charming, detached cottage is mainly of traditional granite construction and is enclosed by its own mature garden grounds. The property offers spacious three-bedroom accommodation over two floors.

Braemar benefits from private off-road parking via a gated driveway. The garden to the rear is fully enclosed backing on to farmland and are mainly made up of lawns, mature trees and mature shrubs.

The Parish of Kirkgunzeon has existed from the thirteenth century, primarily an agricultural area with evidence of farming dating back to the Bronze Age settlements. In the 19th century the village was described as self-sufficient with a mill, school, shop, smithy and railway station. Many of these village facilities have now closed although both Maxwell Memorial Hall and the Primary School remain open. The memorial hall offers an annual programme of events and activities and can be hired for private functions and recreational activities such as the regular yoga classes. The Hall is also used by Kirkgunzeon primary school and their school 'cluster' partners of Palnackie and Colvend.

Dalbeattie, some four miles distant, provides a wider range of essential services with a newly constructed school which caters 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, a range of high street shops, retail parks and large supermarkets.

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

Braemar is offered for sale by private treaty.

DIRECTIONS

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

GUIDE PRICE

Offers for Braemar are sought **in excess of: £310,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas, DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

BRAEMAR

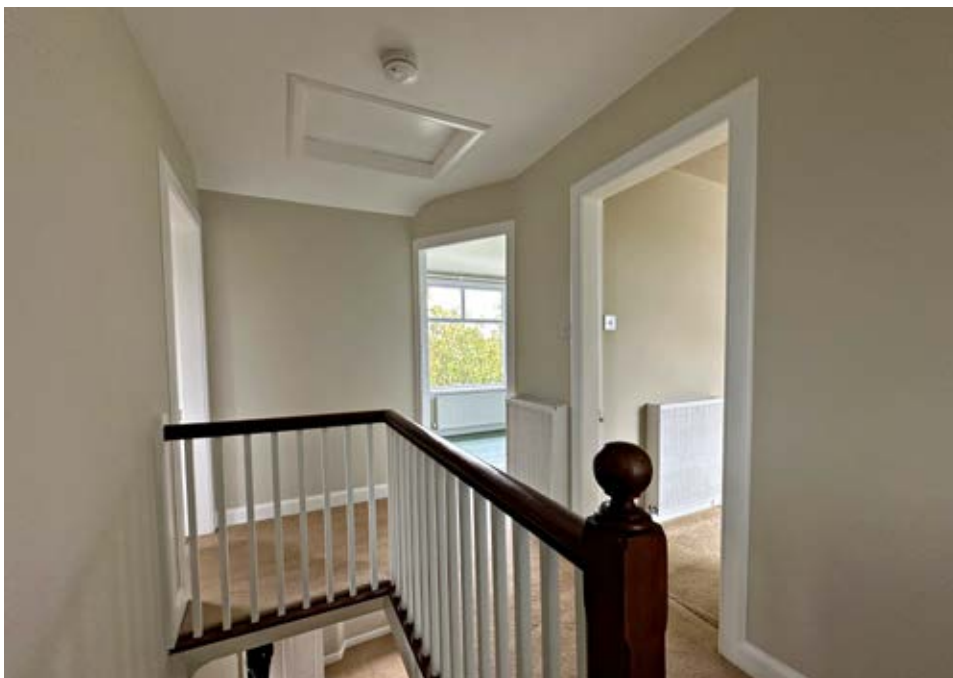
This charming three-bedroom cottage is mainly of traditional construction set under a slated roof. Braemar provides freshly decorated accommodation over two floors, very briefly comprising:

- **Kitchen**
With a range of modern floor and wall units, built-in electric oven and hob with cooker hood, integrated dishwasher and fridge freezer, double aspect windows.
- **Sitting Room / Dining Room**
With an electric fire in a feature fireplace, open plan leads to the sunroom.
- **Sunroom**
Glazed to three sides, part glazed UPVC door to the front.
- **Central Hallway**
With a window to the front, understair cupboard, stairs off to the first floor.
- **Lounge**
With triple aspect windows and a recently installed log burning stove



- **Bathroom**
With a modern range of sanitary ware, bath and heated towel rail.





FIRST FLOOR

- **Shower Room**
With a corner shower cubicle, WC, WHB, window to the rear.
- **Single Bedroom 1**
With built-in cupboards, window to the rear overlooking the garden grounds.
- **Double Bedroom 2**
With a picture window to the front overlooking the village rooftops and surrounding countryside, walk-in storage cupboard.
- **Double Bedroom 3**
With double aspect windows affording the same view as bedroom 2, built-in wardrobes.

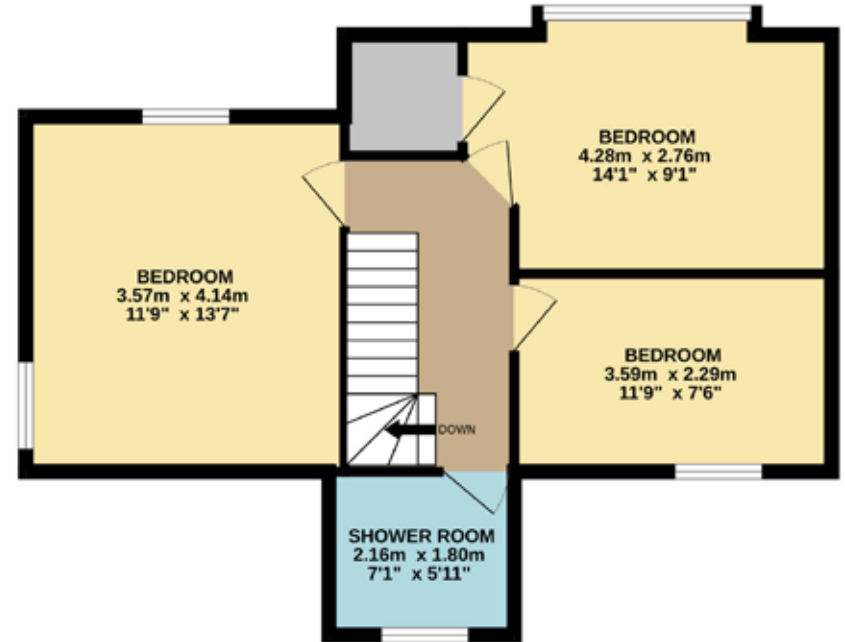


Floor Plan

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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OUTSIDE

As mentioned earlier, the garden grounds are fully enclosed and are mainly laid to lawns, mature trees and shrubs. The garden provides a safe haven for children and pets and has huge potential for creating patio areas for alfresco dining and family or social entertaining.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	E	C72

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, **Mr John Lawson Primrose & Gordon** for a definitive list of burdens subject to which the property is sold.



HOME REPORT

The home report can be downloaded from www.threaverural.co.uk/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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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

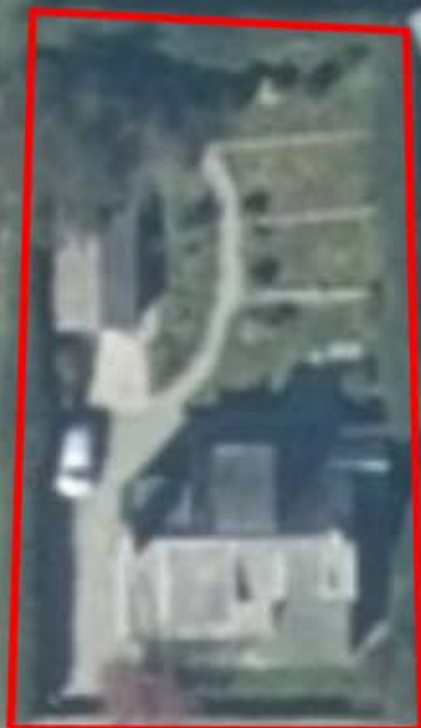
Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

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 July 2023



Sale Plan



FOR IDENTIFICATION PURPOSES ONLY

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