



TORKIRRA COTTAGE

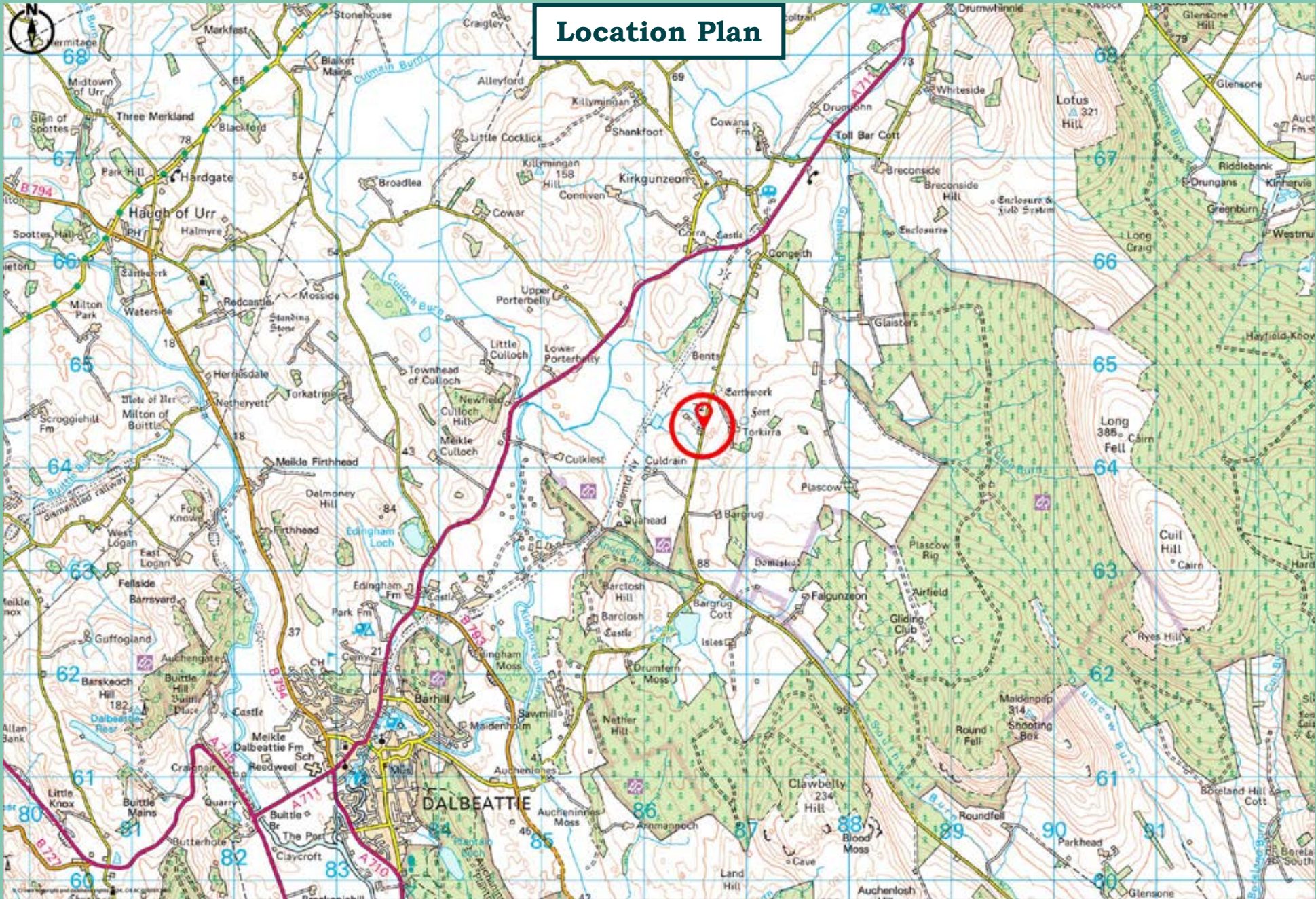
Kirkgunzeon, Dumfries, DG2 8JU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



TORKIRRA COTTAGE

Kirkgunzeon, Dumfries, DG2 8JU

Dalbeattie 5 miles, Dumfries 10 miles, Carlisle 45 miles, Glasgow 87 miles

A THOROUGHLY CHARMING TRADITIONAL GALLOWAY COTTAGE SITUATED IN A RURAL BUT ACCESSIBLE LOCATION ON THE OUTSKIRTS OF THE PRETTY VILLAGE OF KIRKGUNZEON

- DETACHED TWO BEDROOM GALLOWAY COTTAGE
- ENCLOSED MATURE GARDEN GROUNDS
- PRIVATE OFF-ROAD PARKING & DOUBLE GARAGE / WORKSHOP
- NO IMMEDIATE NEIGHBOURS
- ELEVATED SITE WITH VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Aberdein Considine
420-424 Union Street,
Aberdeen,
AB10 1TQ
Tel: 01224 589589



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

Torkirra Cottage is located just on the outskirts of the pretty Galloway village of Kirkgunzeon. The cottage occupies an elevated site benefitting from views across the surrounding countryside. This charming, detached cottage is mainly of traditional construction, recently been re-roofed, and is enclosed by its own mature garden grounds to the rear.

Torkirra Cottage benefits from private off-road parking via a gated concrete driveway. The garden to the rear is fully enclosed backing on to farmland with an area of lawn making this the perfect place for enjoying alfresco dining and family and social entertaining during the summer months. A concrete pad giving access to the double garage / workshop. Given the location of the cottage, a bounty of native wildlife can be enjoyed on a daily basis.

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. 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

Torkirra Cottage is offered for sale by private treaty.

DIRECTIONS

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

GUIDE PRICE

Offers for Torkirra Cottage are sought **in excess of: £215,000**

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

TORKIRRA COTTAGE

This charming two-bedroom cottage is mainly of traditional construction set under a slated roof (recently re-roofed). Torkirra Cottage provides accommodation over a single floor, very briefly comprising:

- **Sunroom**
The perfect area to relax and enjoy the surrounding countryside. The sunroom is glazed to three sides with a part glazed UPVC door giving access to outside.
- **Kitchen**
With a range of floor and wall units, built-in electric oven and halogen hob, plumbed for white goods, double aspect windows and a Velux type window set in the roof.



- **Lounge**
With a window to the front and large wood burning stove is set in a brick-built fireplace with an oak mantle.



- **Front Hallway**
With a part glazed composite door to the front.
- **Bathroom**
With a bath, enclosed shower cubicle, WC & WHB.
- **Bedroom 1**
With a window to the rear and patio doors to the side, ensuite off.
- **Bedroom 2**
With a window to the front.



OUTSIDE

As mentioned earlier, the garden grounds to the rear are fully enclosed providing a safe haven for children and pets and perfect for alfresco dining and family or social entertaining.

A double garage benefits from water and electricity laid in which is currently utilised for the storage of one car and an area of workshop space.



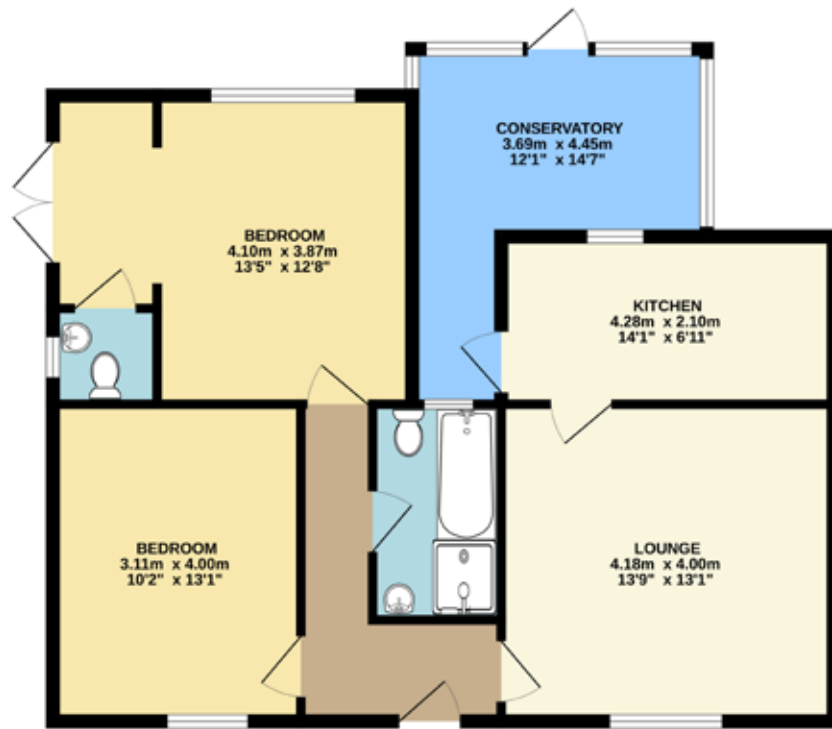
SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Oil Fired	C	E 52

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, **Aberdein Considine** for a definitive list of burdens subject to which the property is sold.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, capacity 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 here are not tested and no guarantee as to their operability or efficiency can be given.
Issue with drawings 4/2024

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 April 2024

