



# NO' 1 MEIKLE BRECONSIDE COTTAGE

Kirkgunzeon, Dumfries, DG2 8JN

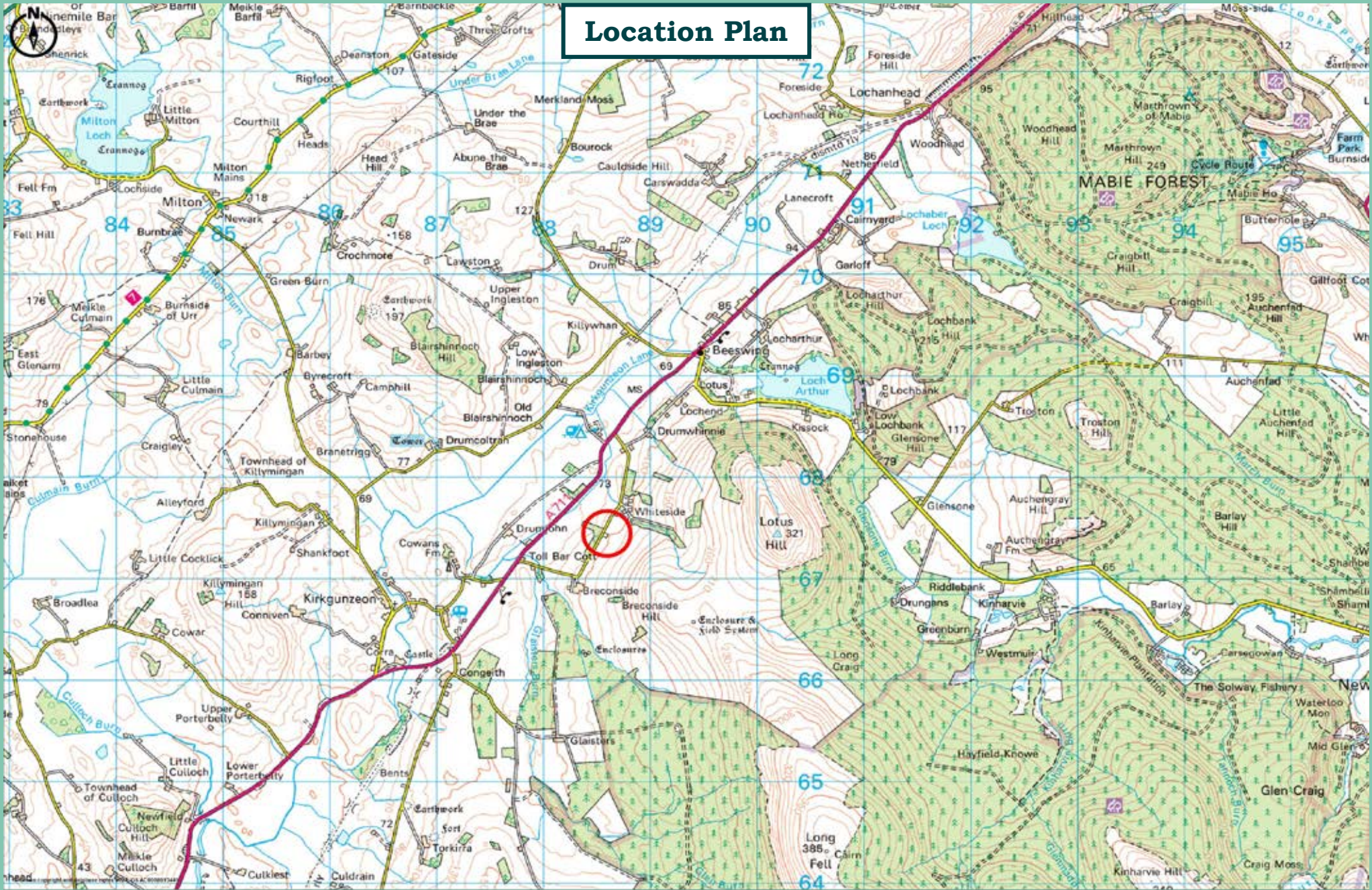


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan





# No' 1 MEIKLE BRECONSIDE COTTAGE

**Kirkgunzeon, Dumfries, DG2 8JN**

Dalbeattie 6 miles, Dumfries 8 miles, Carlisle 44 miles, Glasgow 86 miles

**A TRADITIONAL GALLOWAY COTTAGE WITH GENEROUS GARDEN GROUNDS SITUATED IN A RURAL BUT ACCESSIBLE LOCATION ON THE OUTSKIRTS OF THE PRETTY VILLAGE OF KIRKGUNZEON**

- SEMI-DETACHED TWO BEDROOM GALLOWAY COTTAGE
- FIRST FLOOR HOBBY ROOM / BEDROOM THREE
- OFF-ROAD PARKING FOR TWO ACROSS THE MINOR ROAD
- MATURE GARDEN GROUNDS WITH OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

#### **VENDORS SOLICITORS**

Kenny Patterson  
Rankin & Aitken  
4/6 S Strand Street Stranraer  
DG9 7JW  
Tel: 01776 702336



#### **SOLE SELLING AGENTS**

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
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 Meikle Breconside Cottage is located just on the outskirts of the pretty Galloway village of Kirkgunzeon. This charming traditional cottage occupies a rural setting benefitting from views across the surrounding countryside.

No' 1 Meikle Breconside is a charming cottage thought to have been built around 1880. It is of traditional construction, and although in need of modernisation and cosmetic upgrading, has huge potential to create a lovely family home. The generous garden grounds to the rear are made up of lawns, mature trees and shrubs. The location of the cottage is such that a bounty of native wildlife can be enjoyed on a daily basis. In addition, there is off-road parking for two cars across the minor public road.

Threave Rural are also marketing No' 2 Meikle Breconside Cottage which presents a rare opportunity to purchase both 1 & 2. This would afford the opportunity for creating extended family living or indeed to incorporate the two into one spacious dwellinghouse.

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' partner at Palnackie.

Dalbeattie, some six miles distant, provides a wider range of essential services with a relatively 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 Edinburgh are within easy commuting distance.

## METHOD OF SALE

No' 1 Meikle Breconside Cottage is offered for sale by private treaty.

## DIRECTIONS

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

*What3words: spray.handyman.sing*

## GUIDE PRICE

Offers for No' 1 Meikle Breconside Cottage are sought **in excess of: £150,000**

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

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



## PARTICULARS OF SALE

### NO' 1 MEIKLE BRECONSIDE COTTAGE

This charming two / three-bedroom cottage is of traditional construction set under a slated roof. No' 1 Meikle Breconside Cottage provides accommodation over two floors, very briefly comprising:



## GROUND FLOOR

- **Entrance Porch**  
With walk-in storage cupboard.
- **Lounge**  
With an open fire and a window to the front.
- **Kitchen**  
With floor and wall units, plumbed for white goods, window to the side and a door to outside where there is a covered lean-to providing a useful storage area.
- **Double Bedroom 1**  
With a window to the rear.
- **Double Bedroom 2**  
With a window to the rear.
- **Bathroom**  
Bath with shower over, WC & WHB.





## FIRST FLOOR

- **Hobby Room / Bedroom 3**  
With a Velux type window.

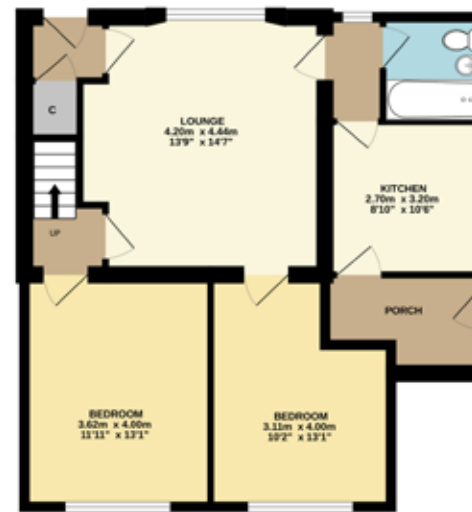
## OUTSIDE

As mentioned earlier, the garden grounds to the rear are mainly laid to lawns with some mature trees and shrubs. The grounds would benefit from a degree of landscaping however provide a superb blank canvas for the keen gardener. The garden grounds are very generous and back onto the surrounding farmland.

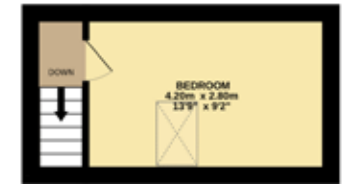
## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Open fire back boiler / hot water via an electric immersion heater	B	F 25

GROUND FLOOR



1ST FLOOR



While 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.  
Made with Metropac C024

## 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, **Kenny Patterson, Rankin & Aitken** 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](http://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 September 2024***



FOR IDENTIFICATION ONLY

93.7m

Issues

Breconside  
Cottages