



LOCH RANNOCH COTTAGE

Kirkgunzeon, Dumfries, DG2 8JL



THREAVE RURAL

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

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the fixtures, fittings, measurements of doors, windows, stairs and other items on this approximate plan, the client is advised to verify all measurements in the field. The plan is for illustrative purposes only and should not be used as a basis for any construction or other purposes. The client is advised to verify all measurements in the field. The client is advised to verify all measurements in the field. The client is advised to verify all measurements in the field.

Location Plan



LOCH RANNOCH COTTAGE

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

A DETACHED THREE BEDROOM COTTAGE WITH GENEROUS WRAP AROUND GARDEN GROUNDS SITUATED ON AN ELEVATED SITE IN A RURAL BUT ACCESSIBLE LOCATION

- DETACHED THREE BEDROOM COTTAGE
- GENEROUS ENCLOSED GARDEN GROUNDS
- ELEVATED SITE WITH OPEN VIEWS ACROSS THE GALLOWAY COUNTRYSIDE
- WITHIN CLOSE PROXIMITY TO LOCAL SERVICES AND THE D & G ROYAL INFIRMARY
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Mr Graham Law
Walker & Sharpe Solicitors
67 George Street
Dumfries
DG1
Tel: 01387 267222



THREAVE RURAL

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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

Loch Rannoch Cottage is located just on the outskirts of the pretty Galloway village of Kirkgunzeon set on an elevated site with open views across the surrounding countryside.

Loch Rannoch Cottage offers spacious three-bedroom accommodation over a single floor and although in need of some cosmetic upgrading, has huge potential to create a lovely family home. The cottage is enclosed within its own generous garden grounds which are mainly laid to lawn. The location of the cottage is such that 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' partner at Palnackie. Within a short driving distance from the cottage is Loch Arthur farm shop and café where you can find a delightful range of cakes, soups and light meals produced from the finest ingredients, predominantly organic and very fresh.

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

Loch Rannoch 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 Loch Rannoch 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

Web: www.threaverural.co.uk



PARTICULARS OF SALE

LOCH RANNOCH COTTAGE

This detached three-bedroom cottage offers accommodation over a single floor briefly comprising:

- **Kitchen**

With a range of floor and wall units, built-in storage cupboard housing the hot water tank, walk-in pantry, plumbed for white goods and a window is to the rear overlooking the garden grounds.



- **Lounge**

With double aspect windows enhancing the natural light and affording elevated views across the surrounding countryside. A wood burning stove is set in a tiled fireplace.

- **Central Hallway**

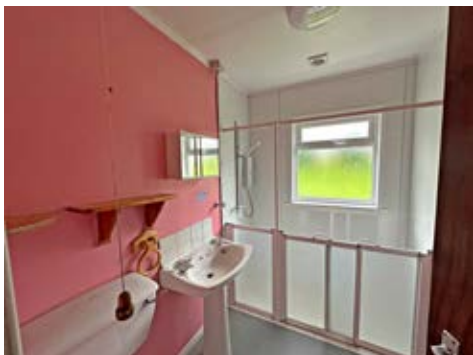
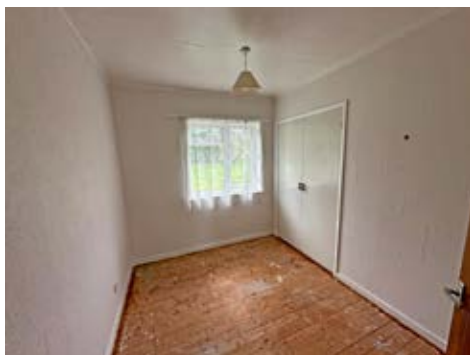
With a front door porch off and built-in storage cupboard.



Bathroom

With a shower, WHB, WC and a window to the rear.

- **Single Bedroom 1**
With built-in wardrobes and a window to the rear.
- **Double Bedroom 2**
With a window to the front.
- **Double Bedroom 3**
With built-in wardrobes and a window to the rear.



OUTSIDE

As mentioned earlier, the generous garden grounds wrap around the dwellinghouse and 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.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Open fire back boiler / hot water via an electric immersion heater	D	E 54



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 Graham Law** 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

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 March 2025

