

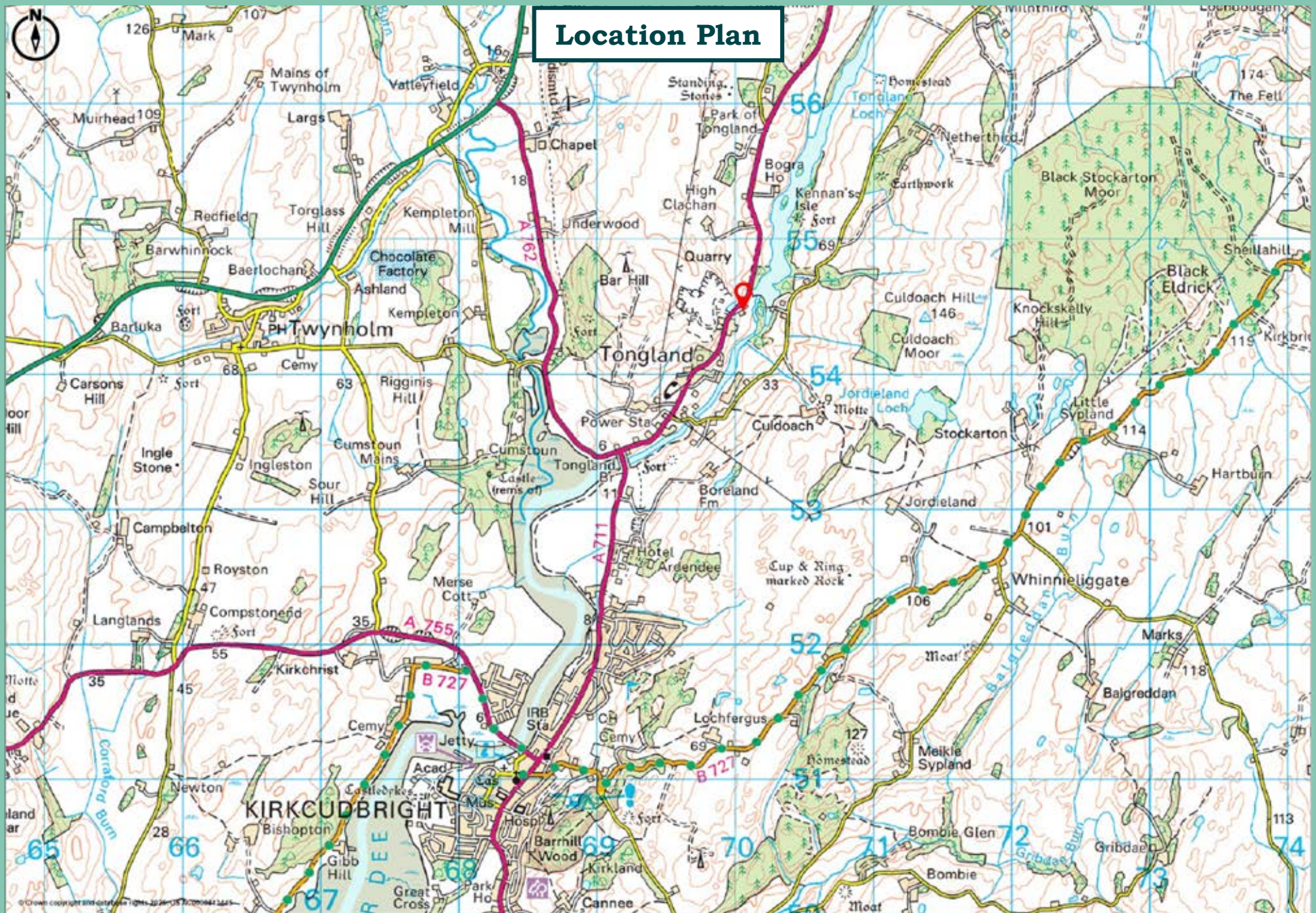
DUNBAR COTTAGE

Tongland, Kirkcudbright, DG6 4NB



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



DUNBAR COTTAGE

Tongland, Kirkcudbright, DG6 4NB

Kirkcudbright 3 miles, Castle Douglas 8 miles, Dumfries 27 miles, Carlisle 58 miles, Glasgow 89 miles

A BEAUTIFULLY PRESENTED MODERN THREE BEDROOM COTTAGE POSITIONED ON A GENEROUS PRIVATE RURAL PLOT NEARBY THE ARTISTS TOWN OF KIRKCUDBRIGHT

- WELL-PRESENTED COTTAGE WITH THREE LARGE BEDROOMS
- WALK IN CONDITION WITH MODERN FINISHES, INCLUDING UNDER FLOOR HEATING
- BACK TO BRICK RESTORED, BRINGING IT UP TO MODERN BUILDING REGULATION STANDARDS
- ELEVATED DECKING AREA WITH STUNNING VIEWS OVER THE COUNTRYSIDE
- RURAL, PRIVATE PLOT WITH A RANGE OF WORKSHOPS, GARAGES AND SHEDS
- GENEROUS PARKING FOR SEVERAL VEHICLES
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING

VENDORS SOLICITORS

JHS Law
8 Bank St
Dumfries
DG1 2NS
Tel: 01387 739000



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

Dunbar Cottage is a beautifully presented modern cottage, located 3 miles from Kirkcudbright on the outskirts of the small village of Tongland, set on an elevated site with stunning views across the surrounding countryside.

Offering spacious family accommodation, the property comprises an open plan kitchen/living area, utility room, three double bedrooms and three bathrooms. There is a decking area accessed via patio doors from the living area which stretches the width of the rear side of the house. The cottage is complimented with a large outdoor space amounting to about an acre in total. The location of Dunbar is such that a bounty of native wildlife can be enjoyed daily and access to major road networks are within a very short distance.

Tongland is a small village on the west bank of the River Dee. Steeped in history, it was once home to a medieval monastic community, with the remains of its Abbey still visible from the elegant stone arch bridge built in 1806 by renowned engineer Thomas Telford, his first major bridge in Scotland. Since the 1930s, the riverbank has also been home to a hydro-electric power station, now a listed building.

The nearest local services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists 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, with both being highly regarded. The town attracts a wide range of artists and makers and is commonly known as the 'Artist's Town'. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its wide range of traditional shops and craft outlets.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses.



DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Dunbar Cottage are sought **in excess of £295,000**

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

Dunbar Cottage is a detached three-bedroom modern cottage which offers accommodation over one floor, briefly comprising:

- **Open Plan Kitchen / Dining/ Living Area**

A bright and versatile open plan space, the kitchen features built-in units, a freestanding dual-fuel range cooker, and ample room for a kitchen table. With windows to both the front and rear, and access via the front door, the space is filled with natural light. The living area benefits from a multi-fuel stove, a window to the front and a large window to the rear beside the double doors leading out to the decking area which enjoys open countryside views.



- **Central Hallway**

An L-shaped hallway offering access from the living area to the bedrooms, with a fully glazed UPVC door leading out to the side of the property.

- **Utility Room/ Pantry**

A practical space with floor to ceiling storage and then wall units and sink, plumbed for white goods and featuring a window to the rear for natural light and ventilation.



- **WC**

Comprising a WC and wash hand basin, with a side-facing window.

- **Bedroom 1**

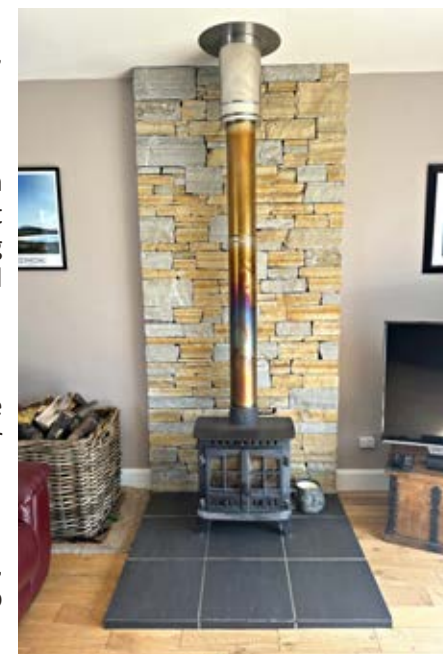
A bright double bedroom with built-in sliding door wardrobes and dual aspect windows to the rear and side, offering pleasant views and plenty of natural light.

- **Bedroom 2**

Another well-proportioned double bedroom with built-in sliding door wardrobes and a side-facing window.

- **Bathroom**

Fitted with a bath and shower over, WC, and wash hand basin. Twin windows to the side enhancing light.





- **Shower Room**

With a shower, WC, wash hand basin, and a Velux window.



- **Master Bedroom**

Large sized master bedroom featuring dual aspect windows, creating a bright and spacious atmosphere, complemented by underfloor heating.

- **Loft/ Attic**

Accessed by fold out ladder, fully floored with bright lighting allowing a space for either significant storage or hobbies.

OUTSIDE

The property enjoys a generous outdoor space with access friendly ramp to the front door. There is a large, raised decking area spanning the length of the house, which immediately looks onto a wild garden making it ideal for alfresco dining or relaxing while taking in the far-reaching countryside views of the Kirkcudbright valley. The outdoor area is well-equipped with a tap and electricity supply, offering convenience for gardening or outdoor projects. There are several substantial outbuilding and sheds which include, a triple garage/workshop, which is currently being used to restore classic cars/ vehicles but will suit multiple purposes. A single garage, presently being used as a painting booth, and a large metal shed, being used as a garden store.

Set within a large plot, the grounds offer plenty of scope for further development, self-sufficient living, or keeping small animals, making it a truly versatile and appealing outdoor space.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Electric	E	E (51)

HOME REPORT

A Home Report can be downloaded from Threave Rural's website.

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

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

GROUND 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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INGOING

There are no ingoing claims affecting the 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

At a date to be mutually agreed.

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 August 2025

