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Solicitors & Estate Agents



CAIRN COTTAGE

1 URRBANK, PALNACKIE, CASTLE DOUGLAS, DG7 1PG

Traditional, detached, one and a half storey, stone built cottage under slate roof. Located in quiet village.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Lounge / Double
Bedroom 1
Dining Room/ Bedroom 2
Kitchen
Sun Room
Utility Room
Shower Room

First Floor:

Landing
Double Bedroom 3
Double Bedroom 4
Bathroom

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Cairn Cottage is a well presented traditional Galloway Cottage located on the edge of the village of Palnackie. The property benefits from many original features and high ceilings, adding to the charm and character of this delightful home, along with bright and spacious rooms throughout providing flexible accommodation which is sure to suit a number of different buyers.

The village of Palnackie has a very good range of facilities including a Primary School, Art Gallery, Pub, Shop and Café.

The nearby town of Dalbeattie benefits from the recently modernised Learning Campus and newly built Health Centre. There are also a number of sporting facilities available, including tennis courts (situated in Collston Park), Golf course, Badminton Courts and the renowned "7 Stanes" mountain bike course.

The village is well sited and is a short distance from Dumfries and its new state of the art Hospital and also from the attractive Solway Coast around Kippford and Rockliffe which is only a few minutes away. The regional market town of Castle Douglas (also known as "The Food Town") and the artists town of Kirkcudbright are also nearby.

ACCOMMODATION

Entered via solid wooden door from the street into:-

ENTRANCE VESTIBULE

Good sized entrance with original tiled floor. Cupboard housing electric meter and fusebox. Ceiling cornicing. Ceiling light. Original wooden glazed door with side panels leading into:-

RECEPTION HALLWAY

Spacious reception hallway with doors leading off to all main ground floor accommodation. Original tiled floor. Radiator. Ornate architraves. Ceiling cornicing. Ceiling light.

SITTING ROOM

4.57m x 4.29m

This bright well proportioned, front facing reception room benefits from ample natural light from dual aspect uPVC double glazed windows to front and side with wooden working shutters, curtain pole and curtains. Radiator. Open feature fireplace with tiled hearth and surround with wooden mantle above. Ceiling light. Ceiling cornicing. Smoke alarm. Carbon monoxide detector. . Fitted carpet.

LOUNGE/ DOUBLE BEDROOM 1

4.25m x 4.31m

Spacious, bright, front facing room with high ceilings. Currently used as a further reception room but could also be used as a ground floor bedroom. Rustic oak effect laminate flooring. Radiator. uPVC double glazed window to front with wooden working shutters. Recessed alcove with shelving. Ceiling cornicing. Ceiling light.

DINING ROOM/ BEDROOM 2

4.26m x 3.52m

Bright and spacious reception room overlooking the rear garden. UPVC double glazed window with curtain pole above. Wooden working shutters. Feature fire place with tiled surround and painted wooden mantle. Fitted Carpet. Radiator with Thermostatic Valve. Ceiling cornicing. Ceiling light.

KITCHEN

4.57m x 3.11m

Bright, spacious farmhouse style kitchen with space for a dining table. Good range of shaker style fitted kitchen units with laminate work surfaces and tiled splash backs. Stainless steel 1 ½ bowl sink with mixer tap above and drainer. Space for electric oven. Extractor fan above. Space for freestanding fridge-freezer. uPVC double glazed window to side. Ceiling spotlights. Understairs cupboard with shelving. Space for dishwasher and under counter freezer. Doors opening out into sun room and utility to one side.

SUN ROOM

2.32m x 2.29m

French doors leading out to the rear garden. uPVC double glazed window to side. Radiator. Partially coombed ceiling. Velux window. Ceramic tiled floor.

UTILITY ROOM

2.71m x 2.29m

Additional useful storage from shaker style fitted kitchen units. Marble effect laminate work surface. Stainless steel sink with mixer tap above. uPVC double glazed windows to rear. Extractor fan. Carbon monoxide detector. Oil fired boiler. Radiator. Ceramic tiled floor. Door leading to:-

SHOWER ROOM

2.00m x 2.29m

Large walk in shower cubicle with tiled splash backs and mains shower above. Fitted bathroom cabinets. Obscure uPVC glazed window to side. White wash hand basin and W.C. inset into built in vanity unit providing useful additional storage. Built in mirrored bathroom cabinet with light. Extractor fan. Ceiling light. Tile effect vinyl flooring.

Carpeted staircase with wooden handrail and banister leading to first floor level.

First Floor Accommodation

LANDING

Fitted carpet. Loft access hatch. Velux window. Smoke alarm. Doors leading off to both double bedrooms and bathroom. Ceiling light.



DOUBLE BEDROOM 3

4.21m x 5.33m

Fitted carpet. Partially coombed ceiling. Velux window to rear. Large dormer window to front providing fine views across to the Galloway hills. Curtain track above. Radiator. Ceiling light.

DOUBLE BEDROOM 4

4.08m x 5.33m

Fitted carpet. Velux window to rear. Large dormer window to front looking across to the Galloway hills. Curtain track above. Radiator. Partially coombed ceiling. Ceiling light.

BATHROOM

2.90m x 2.05m

Good sized family bathroom. Suite of white wash hand basin and W.C. inset into built in vanity unit. Laminate work surface above. Tiled splash back. Partially coombed ceiling. Velux window to front. White bath with tiled surround and mixer tap with shower attachment. Heated towel rail. Light with shaver point. Ceiling light. Extractor fan. Tile effect vinyl flooring.

OUTSIDE

To the rear of Cairn Cottage, is a charming wildlife garden mainly laid to a wild flower and grass area which is enjoyed by a variety of wildlife and birds. Immediately to the rear of the property accessed from the sun room is a delightful patio area ideal for alfresco dining.

The garden has a number of fruit trees including plum, apple pear and cherry. At the far end of the garden is a good sized out building with power and light with adjoining potting shed / greenhouse lean-to at one side.

Outside tap?

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band F



SERVICES

The agents assume that the subjects are served by mains water, mains electricity, oil fired central heating and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

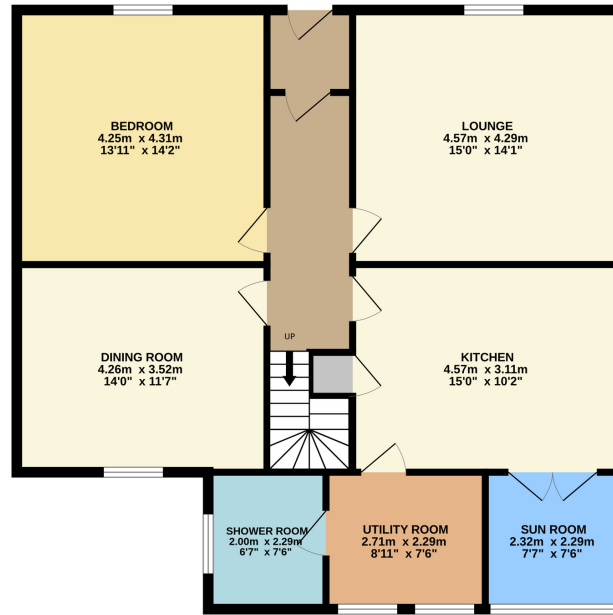
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

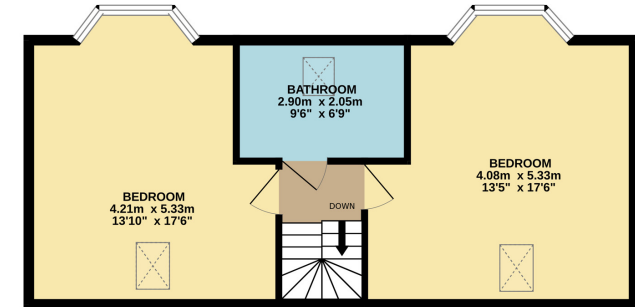
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/CURER01-01

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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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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