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Solicitors & Estate Agents



POETS CORNER

8 GLEN ROAD, PALNACKIE, CASTLE DOUGLAS, DG7 1PH

Well-presented 3 bedroom end of terrace traditional Galloway Cottage located in the popular coastal village of Palnackie.



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Accommodation:

Ground Floor:

Entrance Hallway
Sitting Room
Dining Room
Rear Hallway
Kitchen
Sun Room
Rear Vestibule
W.C.

First Floor:

Landing
Double Bedroom 1
Double Bedroom 2
Rear Landing
Double Bedroom 3
Family Bathroom

Outside:

Garden. Wooden Garden Room.



Poets Corner is a quirky and cosy semi-detached cottage which is full of charm and character. The property benefits from 3 reception rooms, 3 bedrooms and delightful garden room providing flexible accommodation.

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

Wooden glazed door from pavement into:-

ENTRANCE HALLWAY

Solid oak doors leading off to dining room and sitting room. Carpeted staircase with wooden handrail leading to first floor level. Dado rail. Ceiling light. Fitted carpet.

SITTING ROOM 3.32m x 4.30m

Bright front facing reception room with ample natural light from uPVC double glazed windows to front with built in wooden shutters. Curtain pole and curtains above. Ceiling cornicing. Exposed stone feature wall with inset fireplace with cast iron wood burning stove sat on tiled hearth. Recessed log store alcove to one side. Radiator. Two wall lights. Ceiling cornicing. Ceiling light. Fitted carpet. Solid oak door leading through to rear hallway.

DINING ROOM 3.25m x 4.30m

Accessed from a doorway off to the left from the entrance hallway is another good sized front facing reception room. Radiator. uPVC double glazed windows. Curtain pole and curtains above. Wooden shutters. Fixed shelving. Ceiling light. Fitted carpet. Door leading through to:-

REAR HALLWAY

Useful under stair pantry area with built in shelving. Curtain pole and curtains above. Recessed ceiling spotlight. Ceramic tiled floor. Doorway leading through to:-

KITCHEN 5.00m x 2.12m

Farmhouse style bespoke solid wooden fitted kitchen with granite work surfaces and tiled splash backs. Under counter lighting. Indesit slimline dishwasher. Ceramic Belfast sink with taps above. Internal double glazed window into sun room. Multi fuel Rayburn with tiled splash back. uPVC double glazed French doors leading out to side garden. Ample room for table and chairs. Ceiling light. Tiled floor. Solid oak door leading to:-

UTILITY / SUN ROOM 3.20m x 2.20m

Wooden glazed windows overlooking garden to rear. Built in cupboards on one wall providing useful additional storage. Partially coombed ceiling. Wall light. Wood effect flooring. Doorway with curtain pole and curtain above leading to:-

REAR VESTIBULE

Well positioned rear vestibule with sliding door to W.C. Coat hooks. Ceiling light. uPVC double glazed door leading out to garden. Tiled flooring.

W.C.

Wood effect flooring. White wash hand basin. White W.C. Ceiling light.

Carpeted staircase leading to first floor level.

First Floor Accommodation

LANDING

Built in double cupboard. Solid oak doors leading off to all first floor accommodation. Partially coombed ceiling. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 1 (Left) 3.00m x 4.30m

uPVC double glazed tilt and turn window to front with curtain pole and curtains above. Wood paneling on one wall. Radiator. Partially coombed ceiling. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 2 (Right) 2.84m x 4.30m

uPVC double glazed tilt and turn window with curtain pole and curtains above. Wood paneling on one wall. Built in wardrobe with hanging rail and shelving. Radiator. Partially coombed ceiling. Ceiling light. Fitted carpet.

REAR LANDING

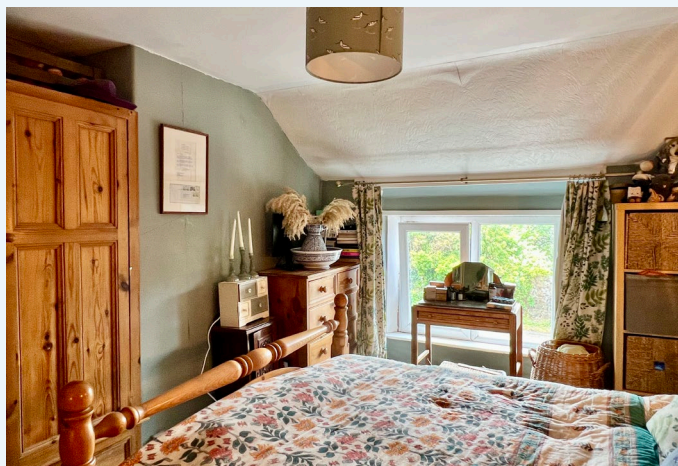
Wood paneling to waist height. Solid oak doors leading off to further double bedroom and family bathroom. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3 3.30m x 3.85m

Rear facing double bedroom with ample natural light from a large uPVC double glazed picture window overlooking neighbouring gardens. Built in triple wardrobe with hanging rail and shelving. Wood paneling to waist height. Radiator. Ceiling light. Fitted Carpet.

FAMILY BATHROOM 2.28m x 2.29m

Good sized family bathroom. Suite of white wash hand basin, W.C. and bath. Wood paneling to waist height. uPVC double glazed tilt and turn window to rear with curtain pole and curtains above. Large walk in corner shower cubicle with electric Mira shower above. Contemporary radiator. Wood paneled ceiling. Recessed LED ceiling spotlights.



Outside

This charming property benefits from a generous 'L shaped' cottage garden which is mainly laid to lawn with a number of well-established flower beds which are stocked with a variety of shrubs and perennials. Gravel patio area. To the side of the property is a well sheltered lawned area bordered by fencing and flower beds, providing an ideal vantage point to enjoy the garden. Wood fired pizza oven. Wooden potting shed.

WOODEN GARDEN ROOM

This delightful insulated garden room is called 'the bothy' by the current owners and is a wonderful addition to the property providing an ideal space to use as an office, studio or simply to enjoy the garden.

SOLAR PANELS

The property also benefits from solar panels mounted to the front roof elevation which are connected to the mains grid. More information regarding this can be provided to interested buyers.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, 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 our office.

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."

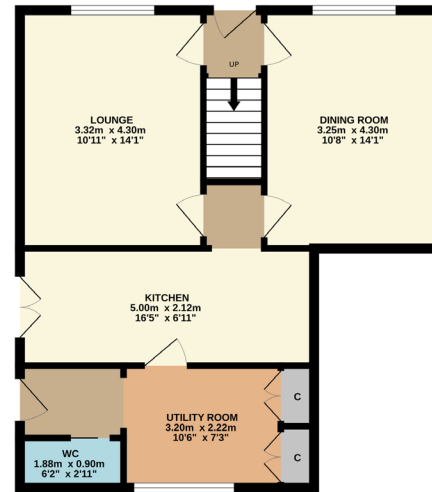
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

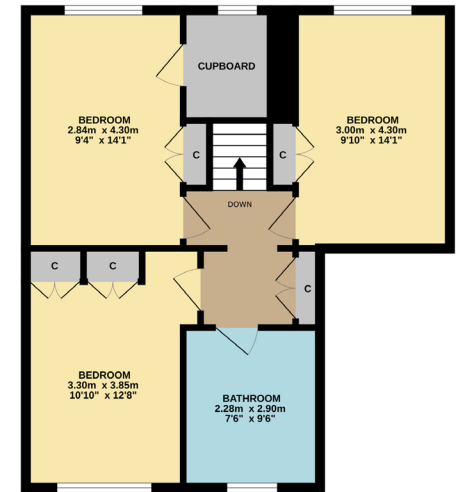
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/PARSS01-01

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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