

**Annan**

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**Darwin, Kirkgate, Dunscore,  
Dumfries, DG2 0SZ**



Situated in a lovely picturesque village sits this charming two bedroom cottage which has been upgraded to offer efficiency and comfort. The property is within easy distance of the towns of Dumfries and Thornhill and is on a bus route and gives easy access to all of what Dumfries & Galloway has to offer including vast countryside and forests as well as the beautiful Solway Coast. Viewing of this well looked after property is a must!

## Features

Charming and immaculate cottage  
 Situated in picturesque village  
 Garden and parking  
 Efficient air source heating and solar panels  
 Air B & B potential  
 Furniture is available

## Accommodation

### Interior

Living room, kitchen/diner, downstairs bedroom and bathroom.

On the first floor is a bedroom and en-suite.

### Exterior

Small decked seating area with open views.

Attractively laid out rear sun trap garden mostly paved with small Astro Turf area and with flower and shrub borders.

To the side of the garden a gate can be opened to allow off street parking.

## Darwin, Kirkgate, Dunscore

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft

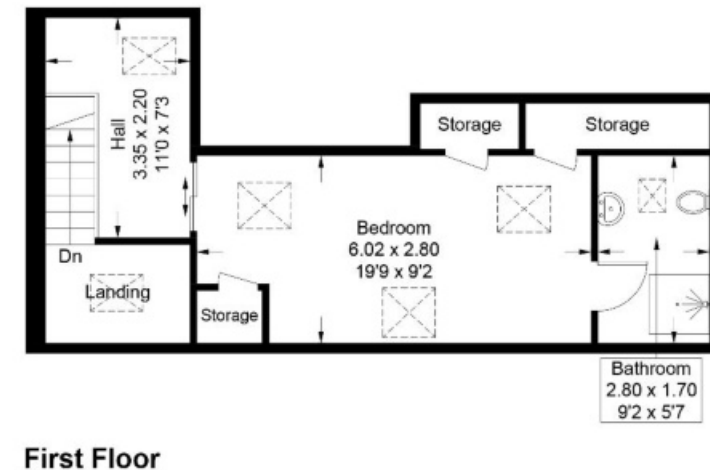
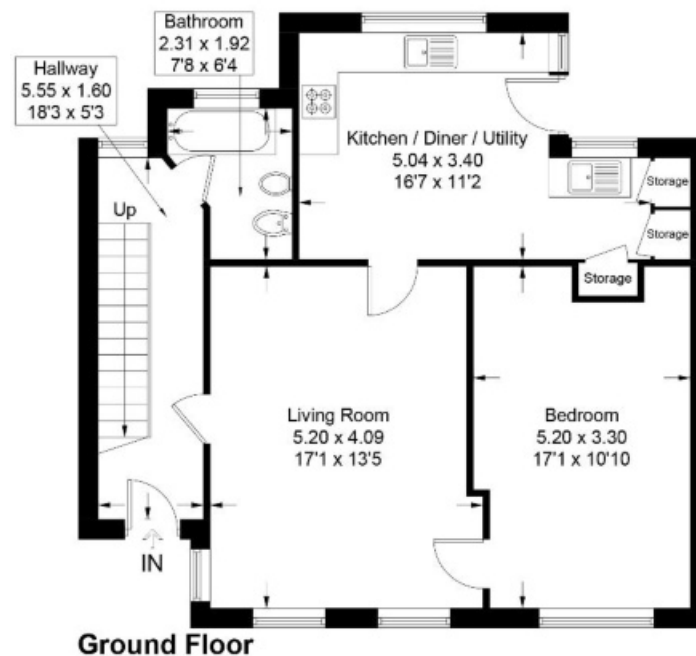


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124126)

### Situation

Dunscore

Delightful village approximately 9.6 miles from Dumfries situated in the Cairn Valley. The village has a lovely community feel and has local Primary School, Doctor's Surgery and Church. Dunscore is a lovely location and offers a door to outdoor leisure including shooting, fishing and walking.

### DUMFRIES

This bustling town of Dumfries is set along the banks of the River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1790s. The Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. The town was also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Moat Brae, which was restored and opened as a visitor attraction. It is now the National Centre for Children's Literature and Storytelling.

Dumfries has a wide variety of shops, large retail units, restaurants and places to stay, leisure facilities, schools, a university campus and college and commuter links making it a favourite of visitors to this part of Scotland.

### Thornhill

Various local amenities in the village of Thornhill including a wide variety of retail outlets such as clothing boutiques, cafes, pubs, food stores, a large pharmacy, an ironmonger, library, an electrical retailer, gift shops and two hairdressers and garage. Thomas Tosh is a popular cafe, gifts and gallery located central to the village. Thornhill is within easy access for outdoor pursuits including 7 Stanes for mountain biking and walking and the picturesque Drumlanrig Castle and Gardens offers outdoor activities.

There are also various close transport links including Dumfries train station providing links to Carlisle and Glasgow. Thornhill offers good bus links in and around the area and to go further afield bus links can be accessed in Dumfries.

### Fixtures and Fittings

All floor coverings, light fittings and blinds.

Should any potential purchaser be interested in purchasing furniture with the property please have a discussion with the Vendor.

### Services

Mains electricity, water and drainage.

Central heating is provided by a Grant Aerona air source heat pump, which is situated to the rear of the cottage and serves radiators throughout the property.

There is additional electric underfloor heating in the ground floor bathroom.

Domestic hot water is provided by the main heating system, supplemented by an electric immersion system fitted to an unvented and factory insulated hot water storage cylinder located in the utility room.

The electricity supply is supplemented by a photovoltaic solar array fitted to the front roof elevation.

### EPC

B

### Council Tax

B

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Annan**

**Call 01461 202**

**866/867**

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Dumfries & Galloway, DG12 6AU  
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.