



THE OLD SMIDDY

Whinnieliggate, Kirkcudbright, DG6 4XP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



THE OLD SMIDDY

Whinnieliggate, Kirkcudbright, DG6 4XP

Kirkcudbright 3 miles, Castle Douglas 8 Miles, Dumfries 24 Miles, Carlisle 60 Miles, Glasgow 102 Miles

A BRIGHT & SPACIOUS GENEROUSLY PROPORTIONED DETACHED BUNGALOW SITUATED IN A WONDERFUL RURAL LOCATION NOT FAR FROM THE PRETTY ARTISTS' TOWN OF KIRKCUDBRIGHT

- DETACHED THREE BEDROOM FAMILY HOME SURROUNDED WITH OPEN VIEWS
- GENEROUS MATURE GARDEN GROUNDS
- WONDERFUL COUNTRYSIDE WALKS AVAILABLE STRAIGHT FROM THE DOORSTEP
- NO IMMEDIATE NEIGHBOURS
- WITHIN A SHORT DRIVING DISTANCE LOCAL AMENITIES WITHIN KIRKCUDBRIGHT
- WITHIN EASY REACH OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
Princes Exchange
1 Earl Grey St
Edinburgh
EH3 9EE
Tel: 0131 228 8111



THREAVE RURAL

LAND / ESTATE AGENTS
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

The Old Smiddy is situated within beautiful rural setting, yet only a short drive from the popular town of Kirkcudbright. The name 'The Old Smiddy' comes from the original stone built smiddy located on the site, where only one wall still exists on the eastern side of the property.

The property is approached by its own gated driveway, which is neatly bound by dry stone dykes, where there is ample parking for several vehicles. The generous garden grounds offer a mix of neat lawns, flowering borders, mature shrubs and in addition, a paved patio offers the perfect place for alfresco dining or family and social entertaining. Given the location of The Old Smiddy a plethora of native wildlife can be enjoyed on a daily basis along with countryside pursuits available straight from the doorstep.

The Old Smiddy is only a short drive from the pretty town of Kirkcudbright which is one of Scotland's most vibrant communities with events, exhibitions and activities taking place throughout the year. A lively fishing port, Kirkcudbright makes an ideal location for a weekend break or as a base to explore the beautiful south west of Scotland.

Surrounded by coasts and hills of outstanding natural beauty; ideal for cycling, gentle walking, challenging hiking or a lazy day at the beach. Events take place throughout the year with the spectacle of the tattoo and the traditional Riding of the Marches. There are Art and Crafts Trail with over 100 venues, a Country Fair and a Food Festival.

Established as a Royal Burgh in 1455, Kirkcudbright has always been supported by a busy fishing trade. Behind the harbour the streets have housed generations of creative artists, a tradition maintained today by a flourishing colony of painters and craftworkers. This has led to it being called "The Artists' Town". Other well-known features of the town are the pastel-coloured houses and wide streets, the wide selection of mainly family-owned shops. Both primary and secondary schooling are available within the town, with both being highly regarded.

Dumfries & Galloway 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 region 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 at Gretna and M74 at Lockerbie. The international airports of Glasgow and Edinburgh, and the ferry terminal for Ireland at Cairnryan, are all within easy reach.

METHOD OF SALE

The Old Smiddy is offered for sale by private treaty.

GUIDE PRICE

Offers for The Old Smiddy are sought **in excess of: £320,000**

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

The Old Smiddy is of more modern construction set under a slated roof. At present the property provides a superb blank canvas to create a wonderful family home. The accommodation is over a single floor, briefly comprising:

- **Porch / Sunroom**
With picture windows to two sides providing beautiful views across the surrounding countryside. The floor is laid to tiles.



- **Lounge**
With a wood-burning stove set in a brick-built fireplace. Patio doors give access to the paved patio making this a wonderful family room and during the summer months brings the outside in. There is also a window to the front which enhances the natural light within.
- **Central Hallway**
With a light tunnel.



- **Double Bedroom 1**
With a picture window to the side overlooking the surrounding countryside, built-in cupboards.
- **Double Bedroom 2**
With built-in cupboards and a window to the rear.
- **Family Bathroom**
With a bath, WC, WHB, bidet and shower cubicle.

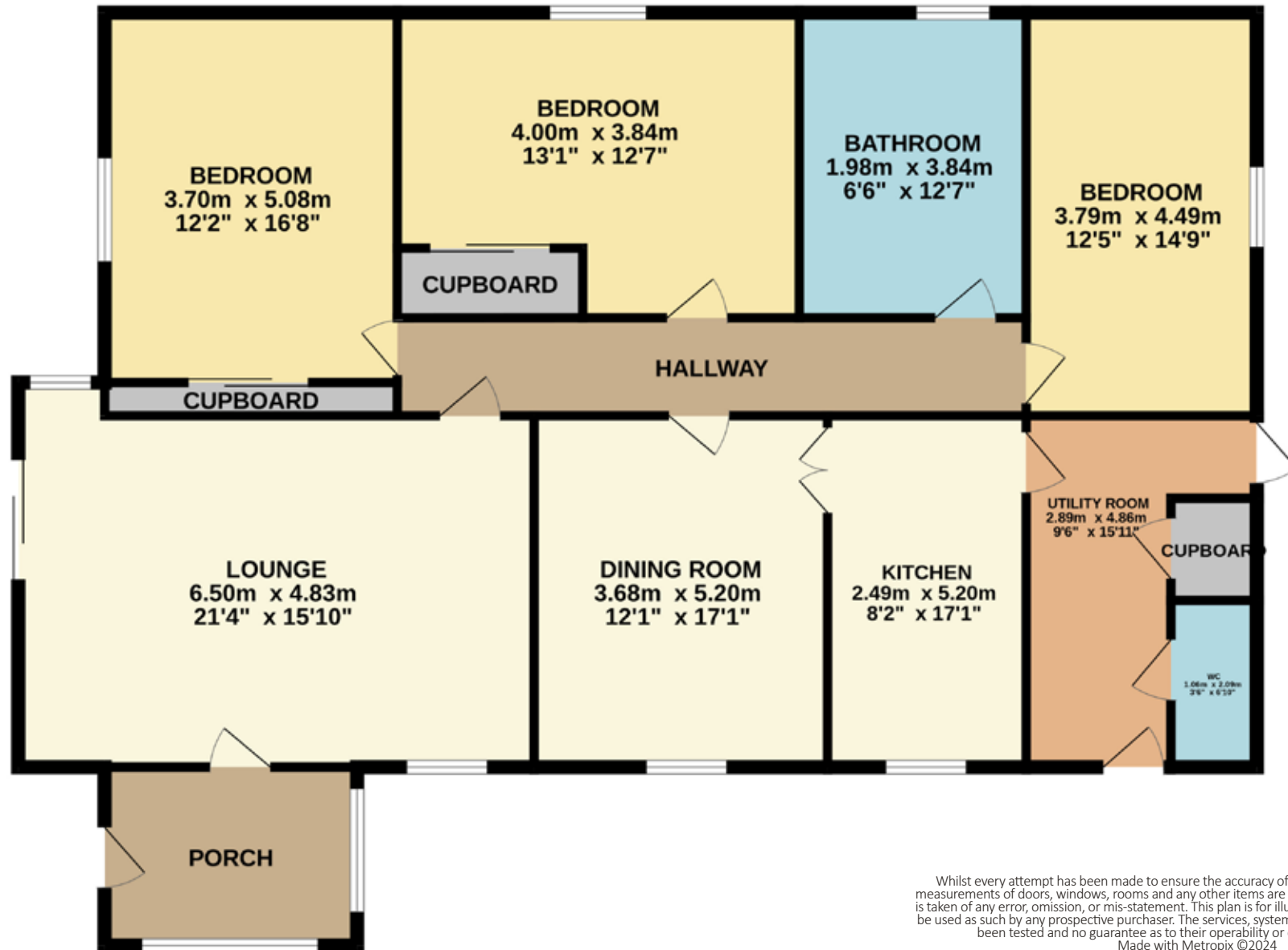


- **Dining Room**
Another generously proportioned living space with a picture window to the front with a window seat set in.
- **Kitchen**
With an oil-fired AGA, a good range of floor and wall units, plumbed for white goods and a window to the front.



Floor Plan

GROUND FLOOR

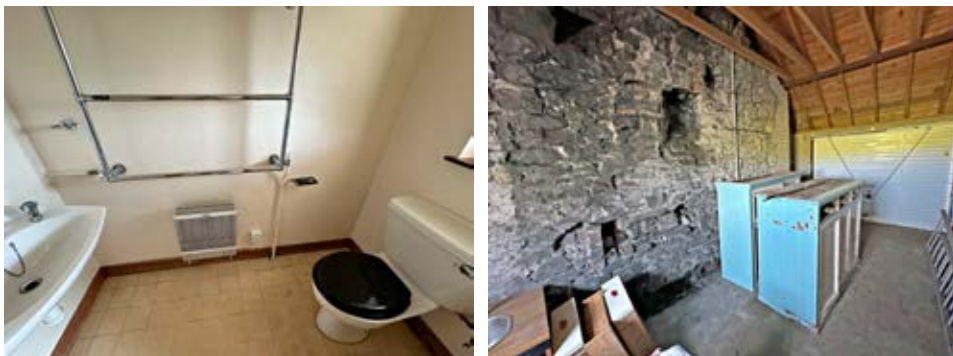


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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- **Double Bedroom 3**

With built-in cupboards and a window to the side.



- **Utility Room**

With an airing cupboard, door to the front of the house and a door off to a cloakroom and the integrated garage.

- **Integrated Garage**

This is the area of the building where one wall makes up the only existing part of the original Smiddy. There is space to accommodate one car.

GARDEN GROUNDS

As mentioned earlier, generous, well-kept garden grounds surround the property which are neatly bound by dry stone dykes. A paved patio provides the perfect space alfresco dining or family and social entertaining whilst enjoying the wonderful open views across the surrounding countryside.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	F	D 59

It should be noted that **superfast fibre broadband** is connected to the property.

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 Grierson Dunlop** 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





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.

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 2024



Sale Plan

The Old Smiddy

Well



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