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Solicitors & Estate Agents



# WEST LINKINS

GELSTON, CASTLE DOUGLAS, DG7 1SU

Detached 2/3 bedroom country cottage situated in a desirable rural location. The cottage is in need of updating but is complimented by stables and land extending to 5.5 acres.



## Accommodation:

### Ground Floor:

Entrance Vestibule  
Hallway  
Sitting Room  
Lounge / Dining Room  
Double Bedroom 1  
Double Bedroom 2  
Bathroom  
Kitchen  
Walk in Pantry Cupboard  
Rear Vestibule

### Outside:

Approx 5.5 acres of grazing  
Barn with Tack Room  
And Stables

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This is a rare opportunity to purchase a detached rural country cottage with 5.5 acres of grazing ground which has previously been used for horses. The property also benefits from an agricultural shed which has a number of internal stables and tack room.

Although in need of some modernising, this delightful property is versatile and has an appeal for number of buyers, including those looking for a lifestyle change or those looking to keep horses or small scale stock.

West Linkins is well placed for those interested in equestrian pursuits with a number of places to enjoy off road hacking in the nearby Galloway Forest, or indeed participate in riding club events at the local BEIRC equestrian centre.

Gelston is located around 3.5 miles from Castle Douglas, which is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities in a town now promoted as a "Food Town". The town also has a wide range of facilities including excellent primary and secondary schools, modern Health Centre, supermarkets and a thriving community run theatre, The Fullarton, nearby.

The Dumfries and Galloway Region itself is renowned for its beautiful countryside with rolling pastures broken by stone dykes and amenity woodland with a rugged coastline. Benefiting from the Gulf Stream, the general climate is mild and there are consequently many beautiful gardens nearby including the National Trust Gardens at Threave

#### ACCOMMODATION

Entrance through uPVC double glazed door overlooking paddock.

#### ENTRANCE VESTIBULE

**1.09m x 1.17m**

Tiled floor. Wooden glazed door into hallway.

#### HALLWAY

Bright T shaped hallway has doorways giving access to all the main rooms. Stripped floorboards. Radiator. Central heating timer and thermostatic control. Built in cupboard with shelving, hanging rail and coat hooks. Ceiling light. Sky light. Access to loft.

#### SITTING ROOM

**4.69m x 3.10m**

Ample natural light from the large UPVC bay shaped window making this reception room light overlooking the paddock belonging to West Linkins. Radiator. Tiled fireplace with inset electric fire. Cupboard with hanging rail and shelving. Ceiling light. UPVC double glazed bay shaped window.

#### LOUNGE / DINING ROOM

**4.74m x 3.87m**

This well-proportioned room can be accessed directly from both the Hallway and the Kitchen. Tiled fireplace with Cast iron wood burning stove. Built in cupboards with shelving. Recessed alcove with shelving beneath. Large uPVC double glazed picture window overlooking paddock to front. Heat sensor. Carbon monoxide detector.

#### DOUBLE BEDROOM 1

**3.20m x 4.31m x 3.20m**

This rear facing bedroom with UPVC double glazed window overlooking the driveway and rear garden. Curtain track and curtains. Tiled open fireplace. Cupboard with hanging rail and shelving above.

#### DOUBLE BEDROOM 2

**3.05m x 2.91m**

Further rear facing bedroom with UPVC double glazed window overlooking the driveway and rear garden. Curtain track and curtains. Built in cupboard with hanging rail and shelving. Radiator. Ceiling light.

#### BATHROOM

**1.59m x 2.88m**

Suite of White wash hand basin; coloured W.C. Obscure glazed uPVC double glazed window to rear. Large shower cubicle with mains shower. Respatex style wall paneling. Built in medicine cabinet. Radiator. Built in airing cupboard with shelving housing hot water tank. Vinyl flooring.

#### KITCHEN

**3.05m x 4.09m**

Fitted kitchen units on one wall with butcher block effect work surface. Stainless steel sink with mixer tap. Large UPVC picture window to garden. Fluorescent strip light. Oil fired range cooker. Rustic pantry cupboard with shelving and sliding doors. Door leading from hallway into kitchen and from kitchen into dining room.

#### WALK IN PANTRY CUPBOARD

**0.90m x 0.86m**

Shelving. UPVC double glazed window. Electric meter and consumer unit. Ceiling light. Door leading to rear vestibule.

#### REAR VESTIBULE

**1.30m x 1.25m**

Concrete floor. Built in log store. UPVC double glazed window to side. UPVC double glazed door leading to driveway.

#### OUTSIDE

West Linkins is located along a quiet country lane and is well positioned within good sized garden ground. Immediately in front of the property is a paddock which is bordered by stonedyke walls.

#### OPEN FRONTED AGRICULTURAL BARN

Large open front Agricultural barn with a number of internal stables and separate tack/feed room. This good sized barn could potentially also be utilised as an undercover turnout area storage for gardening equipment.

#### SHED

Power. Outside water tap.

#### BURDENS

The Council Tax Band relating to this property is a band D.

#### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band E.

#### SERVICES

The agents assume that the subjects are served by mains water, mains electricity, but no guarantee can be given at this stage. Drainage by septic tank. Oil fired central heating. No guarantee shall be given by the Seller to their being residue oil in the oil tank.

Any electrical, white goods and the stove cooker in the property shall be included in the sale but on a sold as seen basis. The Seller gives no guarantee to the same being in working order and shall have no liability in respect of the same.

#### 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](http://www.onesurvey.org)

#### GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

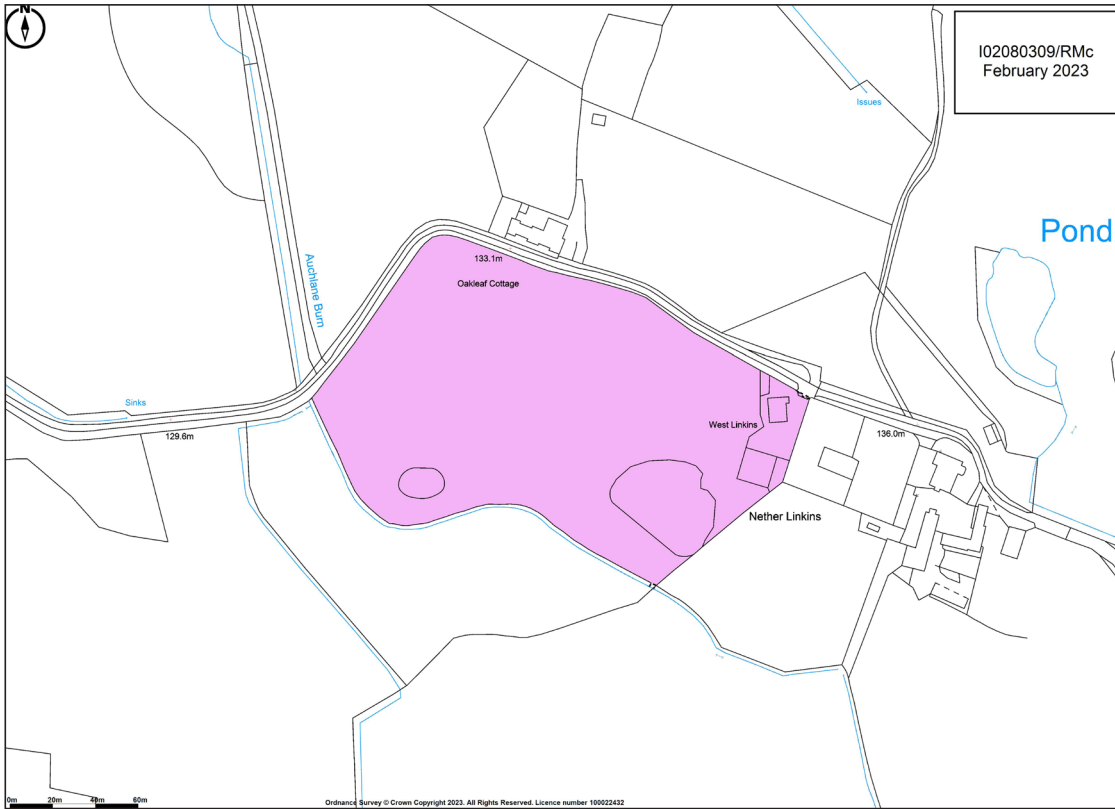
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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: HMS/LNM/BAIRP05-06





For illustrative purposes only



**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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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