



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# THE OLD COTTARS

GELSTON, CASTLE DOUGLAS, DG7 1SH

The Old Cottars is a well-presented traditional detached Galloway cottage sitting within a generous corner plot in the centre of the village of Gelston. Gelston is three miles from the market town of Castle Douglas and has its own primary school. It is surrounded by attractive woodland walks.



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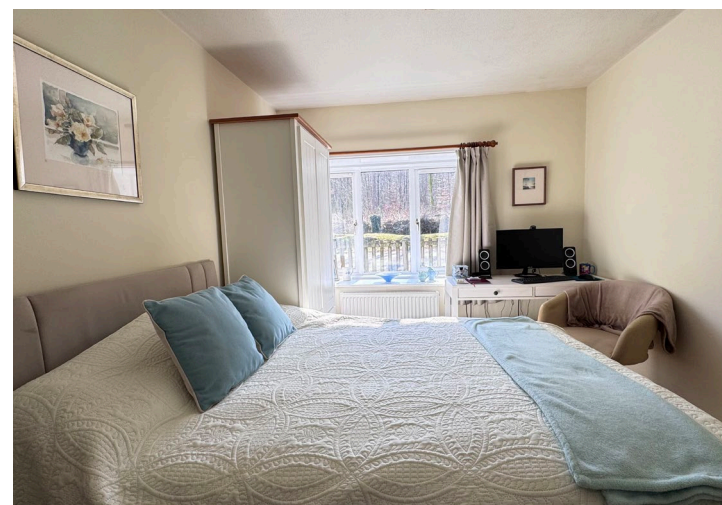
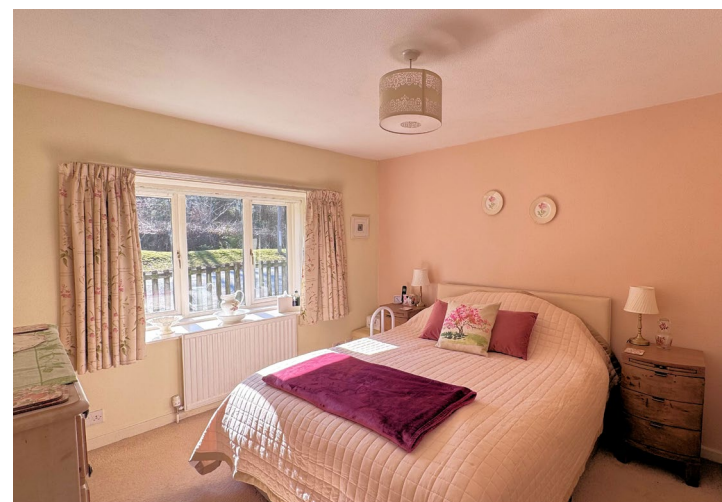
## Accommodation:

### Ground Floor:

Reception Hallway  
Bathroom  
2 Double Bedrooms  
1 Single Bedroom/Home  
Office  
Sitting Room  
Dining Room/Snug  
Kitchen

### Outside:

Front and Rear Gardens.  
Driveway and parking.  
Garage



The Old Cottars is a well-presented traditional Galloway Cottage providing spacious and light accommodation. The property benefits from a generous sheltered rear garden and step free level access throughout.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities. The town is 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 the Fullarton.a popular community run cinema and theatre..

The Dumfries and Galloway Region 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**

Entered through uPVC double glazed door with double glazed side panels providing additional natural light into: -

**RECEPTION HALLWAY** **6.28m x 1.73m**  
Spacious reception hallway providing access to all accommodation. 2 radiators. Smoke alarm. 3 wall lights. Ceiling spotlight. 2 Loft access hatches. Built in cupboard with shelving that also houses the Siemens central heating controller. Built in bookcases. Fitted carpet.

**BATHROOM** **1.98m x 1.78m**  
Suite of white wash hand basin, W.C. and bath with tiled splash back, Mira Event electric shower, extractor fan, radiator and chrome heated towel rail, shaver light and recessed LED ceiling spotlights. Obscure glazed window to rear with deep sill beneath. Tile effect vinyl flooring.

**SINGLE BEDROOM 1/HOME OFFICE (Front Facing)** **2.94m x 2.40m**  
Wooden double-glazed window to front with roller blind above. Velux window with integrated blackout blind providing additional light. Recessed alcove with built in shelving and cupboard beneath. Partially coombed ceiling. BT telephone point. Radiator. Wood effect vinyl flooring.

**DOUBLE BEDROOM 2 (Front Facing)** **2.81m x 3.96m**  
Light spacious double bedroom with wooden double-glazed window to front with deep sill beneath, curtain pole and curtains. Ceiling light. Radiator. Wood effect vinyl flooring.

**DOUBLE BEDROOM 3 (Front Facing)** **3.80m x 3.30m**  
Spacious and light double bedroom with large double glazed picture window to front with curtain track and curtains above. Built in wardrobe with hanging rail and shelving. Coat hooks. Cream sink with tiled splashbacks. Radiator. Ceiling light. Fitted carpet.

**SITTING ROOM** **4.86m x 5.36m**  
Beautifully proportioned bright and airy sitting room located at the far end of the main reception hallway. Feature fireplace with cast iron ‘Clearview’ multi fuel stove, marble hearth and surround with painted wooden mantle above. Wooden double-glazed window to rear with curtain pole and curtains above. 2 wall lights. Ceiling light. Ceiling rose. Built in bookcases. Radiator. Fitted carpet.

**DINING ROOM/SNUG** **4.37m x 3.95m**  
Light and airy formal dining room with ample natural light from 2 double glazed windows to front with curtain track and curtains above. Double glazed window to side with deep sills beneath. Built in cupboard with shelving providing useful additional storage. Wall light. Ceiling light. Ceiling rose. Smoke alarm. Radiator. Fitted carpet. Doorway leading into:-

**KITCHEN** **4.29m x 2.36m**  
Kitchen has good range of wooden fitted kitchen units with solid wooden work surfaces. Ceramic Belfast style sink with mixer tap above. Tiled splashbacks. Electric induction hob with stainless steel chimney style extractor hood above. Integrated double oven. Partially coombed ceiling. Space for fridge freezer, tumble dryer and washing machine. Wooden paneling on 2 walls. 2 double glazed windows to rear. Ceiling spotlights. Coat hooks. Karndean flooring.



**BOILER ROOM**  
This adjoins the end wall and houses the Worcester Bosch Greenstar 12/18 Oil Boiler installed in September 2022.

**Outside**

**REAR GARDEN**  
Rear garden has a large, graveled driveway with parking for several cars and/or motor home. Paved patio with path leading round to front of house. Formal lawned area bordered by well-established flower beds with a variety of shrubs and perennials.

**GARAGE/WORKSHOP**  
Up and over door. Electric power and garden tap. Three windows on side. Wooden pedestrian door.

**FRONT GARDEN**  
Paved path. Mainly laid to lawn. Bordered by wooden fence.

**BURDENS**  
The Council Tax Band relating to this property is E.

**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 and mains electricity. Drainage is by septic tank.





**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. 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](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: SAK/ES/COOPB01-05



**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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