

# HUNTERS®

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## Rainbows End

Carsethorn, Dumfries, DG2 8DS

Offers Over £340,000



- Substantial Semi-Detached House in a Picturesque Coastal Village Setting
- Stunning Seaside & Fell Views
- Spacious Open-Plan Dining Kitchen with Ground-Floor Utility Room
- Five Double Bedrooms, Master with En-Suite Shower Room
- Off-Road Parking with EV Charger, Gardens & Solar Panel System with Battery Storage
- Versatile Accommodation Arranged over Four Floors
- Captivating Staircase, Open the Full Height of the Building
- Spacious Living Room with Study Area & Raised Balcony
- Fabulous Studio Bedroom to the Third Floor with Solway Outlook & Adjoining Shower Room
- EPC - C

Tel: 01387 245898

# Rainbows End

## Carsethorn, Dumfries, DG2 8DS

### Offers Over £340,000



Situated in the picturesque coastal village of Carsethorn, Rainbows End is a substantial five-bedroom semi-detached residence offering an abundance of versatile accommodation arranged over four thoughtfully configured floors, all showcasing exceptional seascape and fell views. The interior is enhanced by a striking full-height staircase, creating a period and captivating focal point. The ground floor features a modern, spacious open-plan dining kitchen, an ideal space for family living and entertaining, complemented by a practical utility room and additional store room. The generous living room is located on the first floor and includes a dedicated study area and timber balcony, allowing residents to enjoy elevated views over the surrounding countryside vistas in comfort. On the second floor, there are four double bedrooms, including a master bedroom with an en-suite shower room, while the third floor offers a superb studio bedroom with living area, featuring panoramic Solway views and a modern adjoining shower room. Outside, the property benefits from off-road parking and well-maintained gardens, providing a tranquil setting within this sought-after location.

Additionally, Rainbows End is equipped with a solar panel system complemented by battery storage and an EV charging point, significantly reducing running costs while meeting the demands of the modern commuter. A viewing of this exceptional home is highly recommended, and indeed essential, to fully appreciate the stunning location, substantial accommodation, and lifestyle opportunity it presents.

Utilities, Services & Ratings:  
Oil-Fired Central Heating and Double Glazing Throughout.  
EPC - C and Council Tax Band - E.

Carsethorn is a charming and peaceful coastal village set along the picturesque Solway Firth, offering an idyllic blend of seaside tranquillity and rural living while remaining within easy reach of Dumfries. Formerly a traditional fishing village, Carsethorn is now highly regarded for its strong sense of community, scenic shoreline and breathtaking sunsets across the estuary. The village enjoys a relaxed pace of life with a popular local pub, village hall and a variety of coastal and countryside walks right on the doorstep, ideal for outdoor enthusiasts. Nearby villages provide additional everyday amenities, while Dumfries town centre is easily accessible by road, offering a comprehensive range of shops, supermarkets, leisure facilities, healthcare, schooling and further dining options. Dumfries also provides excellent transport connections, including a mainline railway station with links to Carlisle and Glasgow, along with wider road access via the A75 and A74(M), making Carsethorn an appealing choice for those seeking a peaceful coastal setting without sacrificing convenience.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front forecourt, opening to the hallway, recessed spotlight, and two double glazed windows to the front aspect.

### HALLWAY

Internal doors to the dining room, kitchen, utility room and store room, radiator, recessed spotlights, tiled flooring, staircase leading to the first floor landing, and a double glazed window to the front aspect.

### DINING ROOM

Double glazed window to the rear aspect, two designer vertical radiators, and an opening to the kitchen.

### KITCHEN

Fitted kitchen comprising a range of base and drawer units with worksurfaces and tiled splashbacks above. Freestanding dual-fuel range cooker, extractor unit, integrated dishwasher, space for a fridge freezer, one bowl sink with boiling water tap, designer vertical radiator, and a double glazed window to the rear aspect.

### UTILITY ROOM

Fitted base and tall units with worksurfaces and tiled splashbacks above. One bowl stainless steel sink with mixer tap, tiled flooring, built-in cupboard with water tank internally, and a double glazed window to the front aspect.

### STORE ROOM

Radiator, tiled flooring, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING & ENTRANCE HALL

#### Landing:

Staircase up from the ground floor hallway with a further staircase up to the second floor landing, opening to the living room, internal doors to the bathroom and entrance hall, radiator, and recessed spotlights.

#### Entrance Hall:

External door to the rear garden, and tiled flooring.

### LIVING ROOM, STUDY AREA & BALCONY

#### Living Room:

Two double glazed windows to the rear aspect, and a radiator.

#### Study Area:

Double glazed window to the front aspect, radiator, recessed spotlights, and an external door to the balcony.

#### Balcony:

Timber balcony with external power socket and elevated views over the countryside.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bathtub with hand shower attachment. Part-tiled walls, tiled flooring, radiator, two recessed storage cupboards, and a double glazed window to the front aspect.

## SECOND FLOOR:

### LANDING

Staircase up from the first floor landing with a further staircase up to the third/attic floor studio bedroom, internal doors to four bedrooms, recessed spotlights, and a double glazed window to the front aspect.

## MASTER BEDROOM & EN-SUITE

#### Master Bedroom:

Two double glazed windows to the rear aspect, radiator, and a sliding door to the en-suite shower room.

#### En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, tiled flooring, chrome towel radiator, LED mirror, and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator, and a built-in cupboard/store.

### BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

### BEDROOM FOUR

Double glazed window to the front aspect, and a radiator.

## THIRD/ATTIC FLOOR:

### STUDIO BEDROOM

Staircase up from the second floor landing, vaulted ceiling with exposed timbers, large double glazed window to the front aspect with far-reaching fells & seascape views, two double glazed Velux windows, recessed spotlights, and an internal door to the shower room.

### SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and wand. Chrome towel radiator, LED mirror, and two double glazed Velux windows.

### EXTERNAL:

#### Rear/Side Garden:

#### Parking:

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - canny.lands.heartened

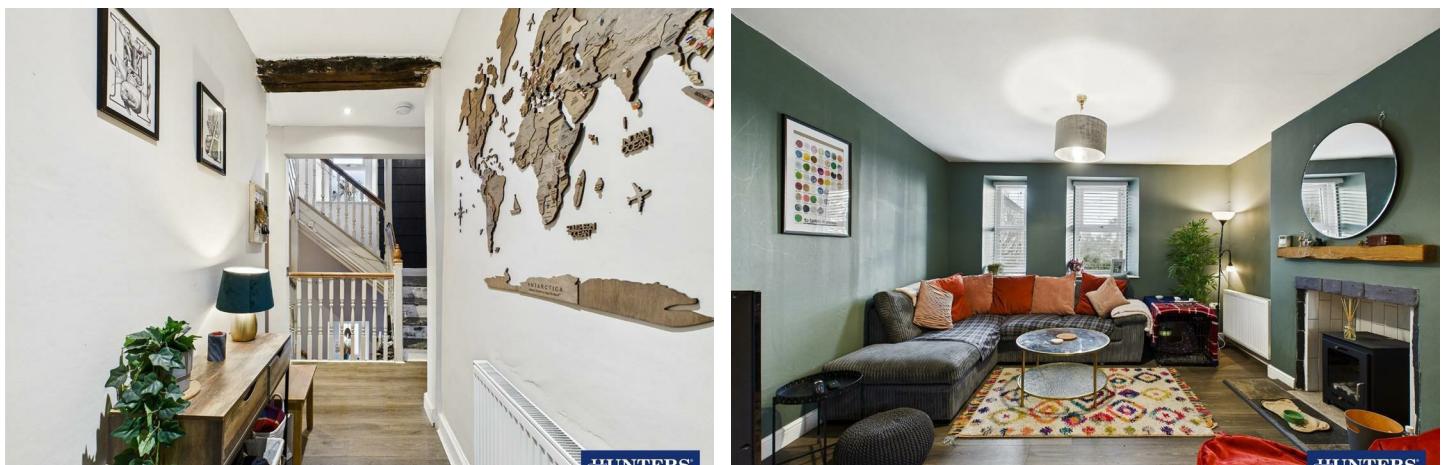
### AML DISCLOSURE:

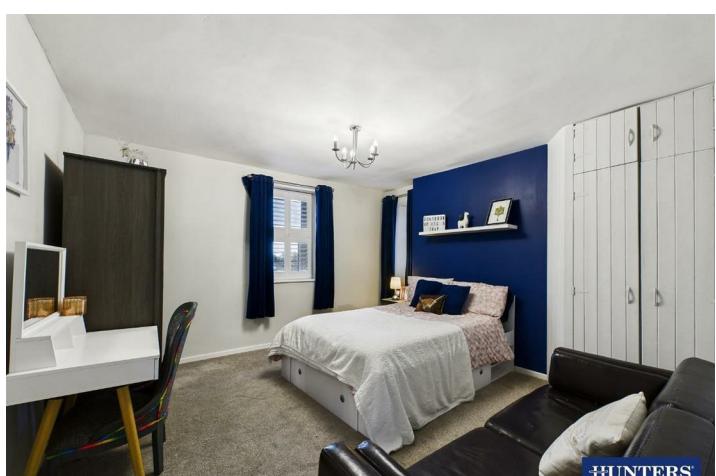
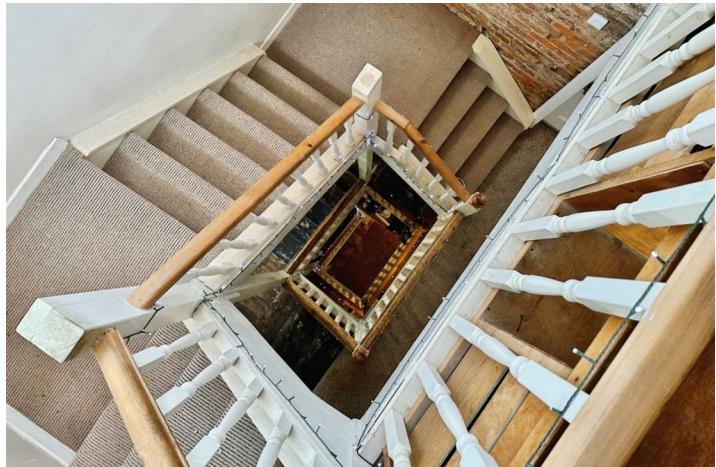
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

## Floorplan







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### Energy Efficiency Graph

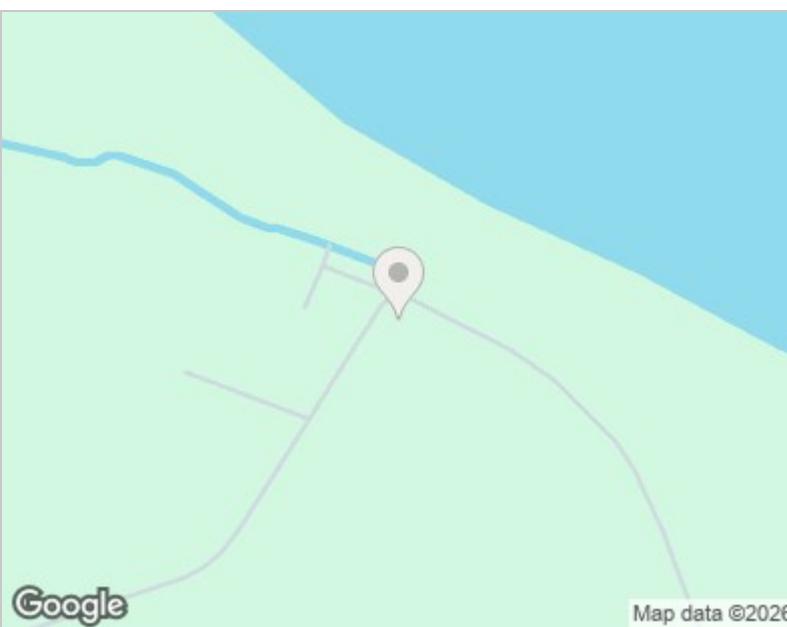
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

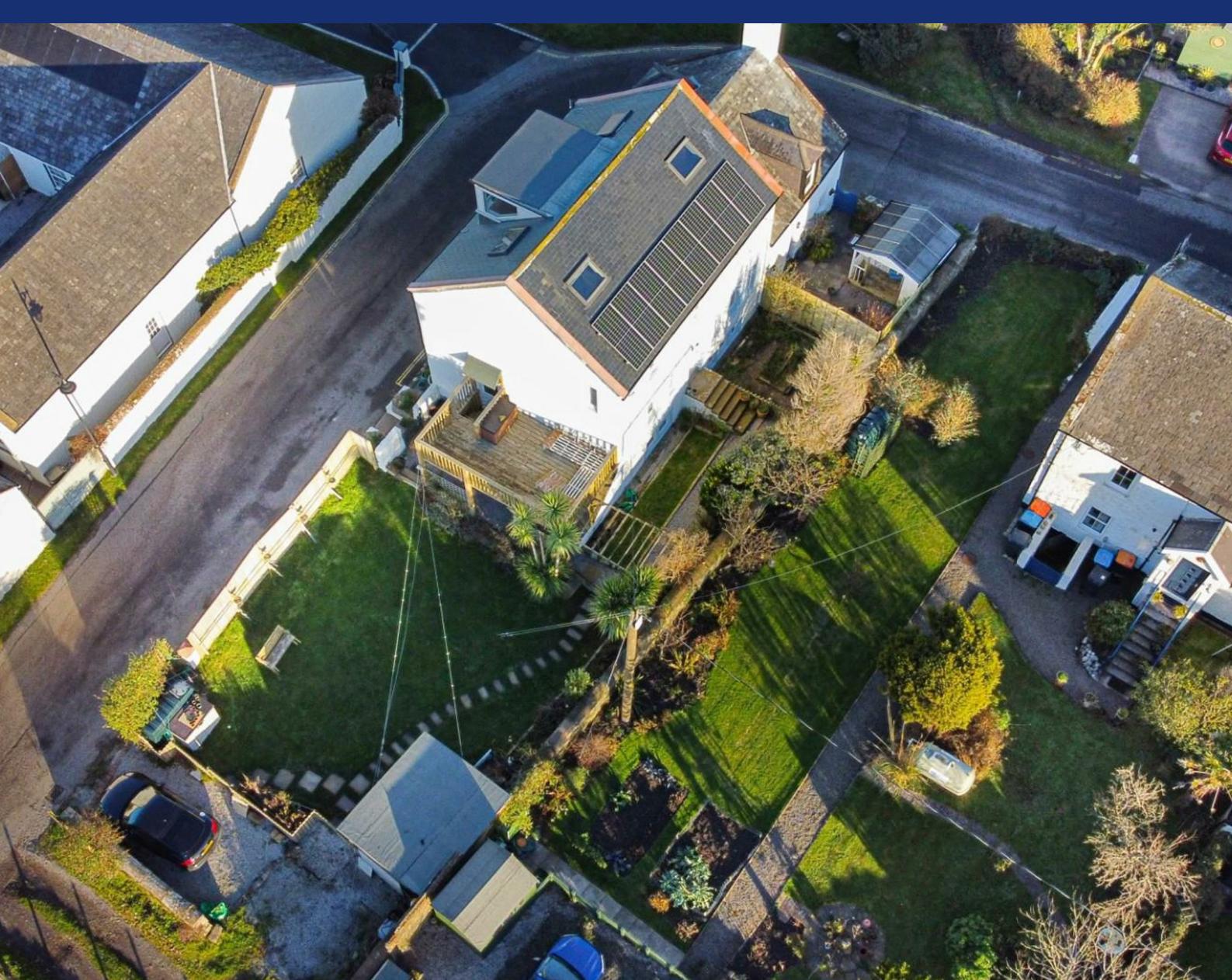
### Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



Tel: 01387 245898



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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