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Solicitors & Estate Agents



# ABBEY COTTAGE

DUNDRENNAN, KIRKCUDBRIGHT, DG6 4QH

Unique opportunity to purchase a partially renovated detached cottage located in the picturesque village of Dundrennan.



## Accommodation:

### First Floor:

Reception Hallway  
Open Plan Dining Room /  
Kitchen  
Shower Room  
Lounge / Double  
Bedroom

### Ground Floor:

Lounge / Bedroom 2

### Outside:

Basement and Gardens.

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Unique opportunity to purchase a partially completed renovation of a traditional stone built cottage. Abbey Cottage has been taken back to the original stone walls, with new plaster board walls on all first floor accommodation.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town".

Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own swimming pool, golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival and Tattoo. There is also a modern primary school, secondary school and health centre.

#### ACCOMMODATION

Entered from pavement through uPVC composite glazed door into:-

#### RECEPTION HALLWAY

Wall mounted electric meter and RCD consumer unit. Doors leading off to all first floor accommodation. Wood paneling to waist height. Ceiling light. Loft access hatch.

#### OPEN PLAN DINING ROOM / KITCHEN 4.64m x 4.38m

This bright and airy room which runs the full depth of the cottage could be used as an open plan kitchen / diner or kitchen / sitting room if preferred. Wood effect flooring. Sash and case double glazed window to front with deep sill beneath. uPVC double glazed window to rear. Wood paneling to waist height. Inset fireplace with cast iron wood burning stove set on tiled hearth. Opens to:-

#### Kitchen Area

Shaker style kitchen with wood effect laminate work surfaces. uPVC double glazed window to rear overlooking farmland to the hills beyond. Ceramic sink with mixer tap above. Please note that the built in electric oven isn't installed but is included in the sale.

#### SHOWER ROOM 1.58m x 2.00m

Tiled to waist height. Countertop white wash hand basin with vanity unit beneath. Walk in shower cubicle. Please note that some items aren't installed but are included in the sale such as the mixer tap in the bathroom. The wiring and plumbing is there for the shower but again it has not been installed nor has the extractor. Ceiling light.

#### LOUNGE / DOUBLE BEDROOM 5.00m x 3.30m

This bright and airy room would be well suited to being a double bedroom or reception room. Wood effect flooring. Ceiling light. UPVC double glazed window to side. Original open fireplace with tiled surround.

#### Ground Floor Accommodation

Wooden staircase leading down to ground floor level with UPVC double glazed window to front. Exposed stone wall on two sides which have been prepped ready for boarding with plaster board. Ceiling light leading to :-

#### LOUNGE / BEDROOM 2 4.70m x 4.70m

Good sized ground floor room with exposed stone walls. Partially laid flooring. Electric points. Single glazed sash and case window to front, however please note that the replacement UPVC double glazed window is there but isn't installed along with a uPVC double glazed door for the currently bricked off doorway leading to rear lane. Large under stair storage area. Ceiling light.

#### Outside

#### Basement

To the rear of the property is a generous full height basement area which is currently used for storage, however it could be easily converted to a studio or workshop area. It may be possible subject to appropriate planning consents to integrate it into the existing accommodation.

#### GARDEN

The garden for Abbey Cottage is currently accessed via steps to the right hand side of the cottage, however once the doorway in the ground floor is opened up and the new door installed there will be direct access out to the lane and rear garden.

The rear garden is mainly laid to lawn and bordered by mature shrubs and enjoys a pleasant outlook across to Dundrennan Abbey.

#### BURDENS

The Council Tax Band relating to this property is .

#### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is G.

#### SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and mains drainage but no guarantee can be given at this stage.

#### ENTRY

Subject to negotiation.

#### HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

#### 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)).

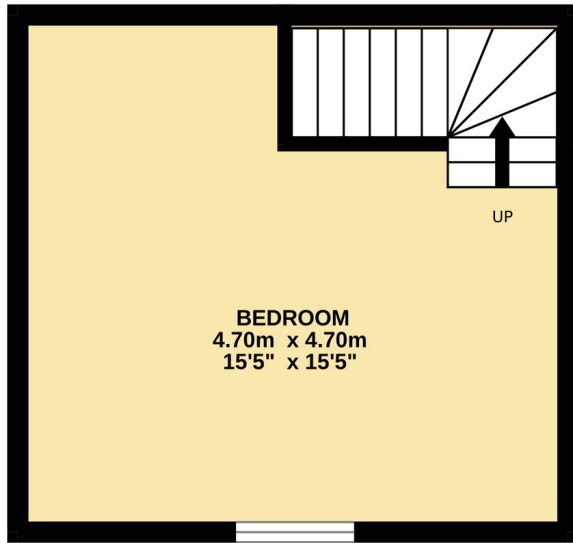
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

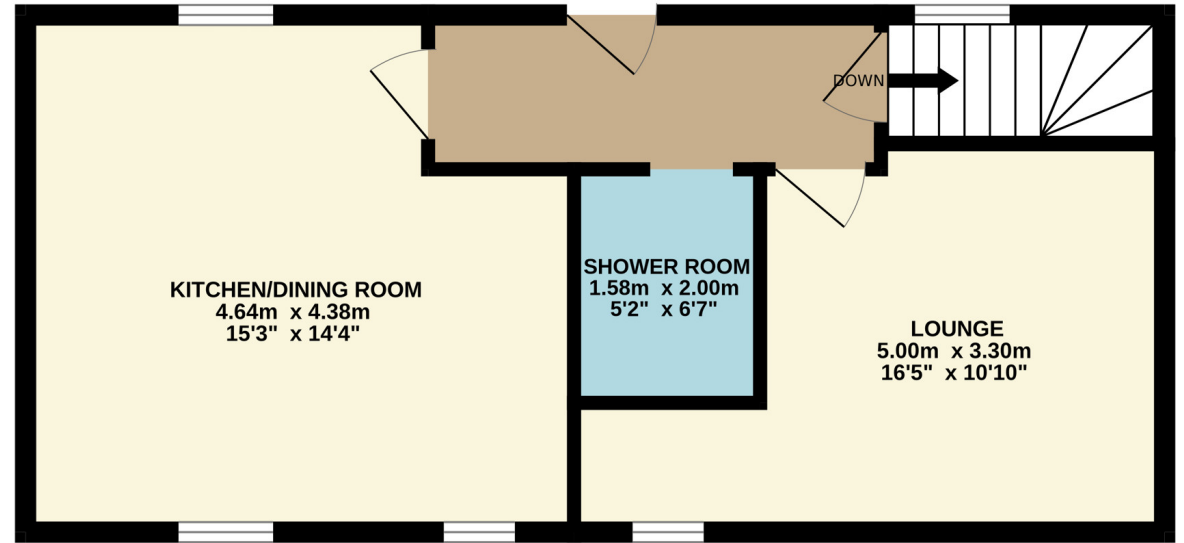
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LOWER GROUND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,

**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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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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