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Solicitors & Estate Agents



CAIRN COTTAGE

1 URRBANK, PALNACKIE, CASTLE DOUGLAS, DG7 1PG

Well-presented 1 ½ story detached cottage, which has been beautifully modernised by the current owners and benefits from a large cottage garden to rear with bothy and workshop.



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Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Dining Room/Bedroom 1
Study/Bedroom 2
Kitchen
Utility Room
Garden Room
Shower Room

First Floor:

Bedroom 3
Bathroom
Bedroom 4

Outside:

Garden, Bothy,
Wooden workshop



Cairn Cottage is a well-presented traditional detached Galloway Cottage located on the edge of the village of Palnackie. The property has been tastefully updated by the current owners and retains many original features and high ceilings, adding to the charm and character of this delightful home. The property benefits from bright and spacious rooms throughout providing flexible accommodation which is sure to suit a number of different buyers. The village of Palnackie has a good range of facilities including a pub, shop and café.

The nearby town of Dalbeattie has a large range of retail outlets, pubs and restaurants. The town itself benefits from the newly built Dalbeattie Learning Campus and Health Centre. There are also a number of sporting activities available, including tennis courts (situated in Colliston Park), 9-hole golf course, badminton, bowling green, athletics track, one of the renowned “7 Stanes” mountain bike trails and the newly opened Rocks & Wheels facility.

Dalbeattie is sited a short distance from Dumfries and its new state-of-the-art hospital and the attractive Solway Coast around Kippford and Rockcliffe is only a few minutes’ drive away. The regional market town of Castle Douglas (also known as “The Food Town”) and the Artists’ Town of Kirkcudbright are also nearby.

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. A wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

ACCOMMODATION

Entered from pavement through solid wooden glazed door into:-

ENTRANCE VESTIBULE

Original tiled floor. Ceiling cornicing. Ceiling light. Doorway with glazed side panels and glazing above. Leading into:-

RECEPTION HALLWAY

Wide, welcoming hallway with original tiled floor. Contemporary radiator. Wall-mounted cupboard housing electric meter and RCD consumer unit. Curtain pole and curtains. Smoke alarm. Carbon monoxide detector. Ceiling light. Ceiling cornicing. Ornate architraves and arches. Doorways leading off to all main ground floor accommodation.

SITTING ROOM (Left) 4.83m x 3.47m

Bright, front facing reception room with ample natural light from two uPVC double glazed windows with working wooden shutters. Stripped wooden door. Oak-effect laminate flooring. Recessed alcove with wood-burning stove set on slate hearth. Contemporary radiator. Ornate ceiling cornicing. Ceiling light. Smoke alarm.

DINING ROOM/BEDROOM 1

Another bright-front facing room which is currently used as a studio but could easily be another formal reception room or ground floor bedroom. Wood-effect laminate flooring. Stripped wooden door. Two UPVC double glazed windows to front with working wooden shutters. Contemporary radiator. Ceiling cornicing. Ceiling light. Recessed alcove with built-in shelving providing useful storage.

STUDY/BEDROOM 2

Well-proportioned room which is currently used as an office but could easily be a ground floor bedroom if required. uPVC double glazed window to rear with wooden working shutters. Contemporary radiator. Ceiling cornicing. Ceiling light. Triple built-in wardrobe along one wall providing useful storage. Built in bookcases. Wood-effect laminate flooring.

KITCHEN

Generous kitchen with a good range of contemporary shaker-style fitted units. Wooden butcher block work surfaces and tiled splash backs. uPVC double glazed window to side with roller blind above. Richmond range cooker with electric induction hob and ovens. Under-counter freezer. Under-counter fridge. White sink with mixer tap and drainer to side. Smoke alarm/heat sensor. Ceiling light. Built-in under-stair cupboard with shelving and lighting. Ample space for table and chairs. Doorways leading off to sunroom, garden and utility room.

UTILITY ROOM

Accessed from the kitchen this well positioned utility room benefits from additional shaker-style fitted kitchen units and wooden butcher block work surfaces complimenting those within the main kitchen. Two uPVC double glazed windows with roller blinds. Neff integrated dishwasher. Partially combed ceiling. Ceiling light. Smoke alarm/heat sensor. White sink with mixer tap and drainer. Heatslave Worcester oil-fired boiler. Extractor fan. Oak effect laminate flooring. Wooden glazed door leading to:-

SHOWER ROOM

Generous ground floor shower room with large walk in shower enclosure with monsoon rainfall showerhead. Tiled splash backs. Partially combed ceiling. Ceiling spotlights. uPVC obscure glazed window to side with curtain pole and curtains. Modern vanity unit with inset wash hand basin with mixer tap. WC. Chrome heated towel rail. Fixed bathroom mirror. Wall lights. Fixed bathroom cabinet. Expelair extractor fan.

GARDEN ROOM

Oak-effect laminate flooring. Large uPVC picture window to side with roman blind. uPVC French doors leading out to garden. Velux window. Partially combed ceiling. Contemporary radiator. Ceiling light.

Carpeted staircase with painted wooden handrail leading to first floor level.

First Floor

LANDING

Wood-effect laminate flooring. Loft access hatch. Ceiling light. Velux window. Doors leading off to 2 double bedrooms and bathroom.



BEDROOM 3 (LEFT)

Bright and airy double bedroom with pleasant outlook to front and rear. Partially combed ceiling. Ceiling spotlight. Ample natural light from Velux window to rear overlooking garden and uPVC double glazed Dormer window to front with glazed side panels, curtain pole and curtains providing fine view across rooftops to hills beyond. Radiator. Woode effect laminate flooring.

BATHROOM

Contemporary suite of white wash hand basin inset into modern vanity unit providing useful storage. White WC. and white bath with central mixer tap and separate shower attachment. Tile-effect shower wall paneling. Velux window to front. Partially combed ceiling. Vinyl flooring. Chrome heated towel radiator. Fixed bathroom mirror. Wall light.

BEDROOM 4 (RIGHT)

Well-proportioned light and airy double bedroom with large uPVC double glazed Dormer window to front with glazed side panels, curtain pole and curtains. Velux window to rear. Wood-effect laminate flooring. Radiator.

Outside

The property benefits from a generous rear garden, which has been landscaped to provide a delightful cottage garden with well-established flower beds and borders which are well stocked with a variety of mature shrubs and perennials giving colour and interest all year round.

At the far end of the garden is a characterful stone built bothy known as ‘The Salt House’ which provides useful additional storage with under cover verandah and greenhouse to side.

Adjacent to ‘The Salt House’ is a generous wooden workshop with veranda, uPVC double glazed window, power and lighting.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is band E



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 One Survey on 0141 338 6222 or by simply logging on to 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).

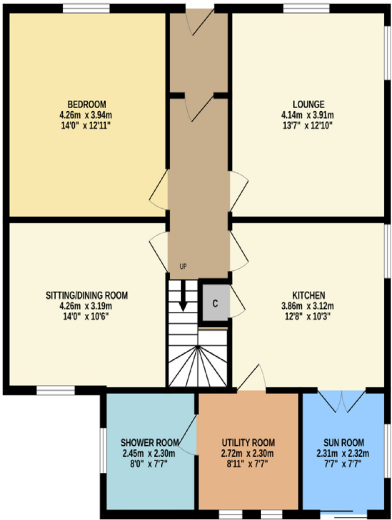
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

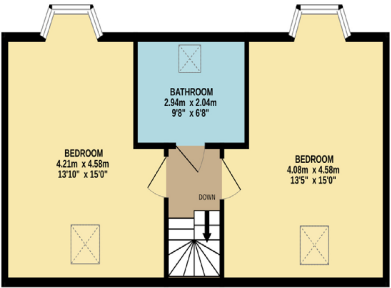
Ref: SAK/LM/MCCRJ05-01



GROUND FLOOR



1ST 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, 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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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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