

**A B & A
Matthews**



**Smyrna,
Palnackie,
Castle Douglas,
DG7 1PG**

Offers over £215,000

The charming coastal village of Palnackie enjoys a picturesque setting on the banks of the Urr Water within the beautiful Solway Firth region of Dumfries and Galloway. Steeped in maritime history, the village is centred around its historic working harbour, originally established in 1603, and today offers a peaceful lifestyle with a strong sense of community. Local amenities include a community-run shop and café, a popular village pub and primary schooling, while the nearby towns of Dalbeattie and Castle Douglas provide a wider range of shops, restaurants and services. The surrounding area is renowned for its outstanding natural beauty, with scenic coastal walks, sandy beaches and excellent outdoor pursuits all close at hand. Nearby Rockcliffe, Kippford and Sandyhills offer attractive beaches and sailing opportunities, while Dalbeattie Forest is well known for its mountain biking and walking trails. The area also boasts a wealth of historical and cultural attractions including Orchardton Tower, Threave Garden and Sweetheart Abbey, making Palnackie an ideal location for those seeking a relaxed rural lifestyle within easy reach of the coast and countryside.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Key Features:

- Substantial semi-detached family home
- Flexible accommodation over two floors
- Three bedrooms
- Spacious sun room with multi-fuel stove
- Well-equipped kitchen and separate utility room
- Large family bathroom with bath and separate shower
- Extensive storage throughout
- Easily maintained garden with fishpond
- Ample off-road parking
- Garage plus large garage/workshop
- Greenhouse and woodstore

This substantial detached home offers flexible and generously proportioned accommodation across two floors, complemented by easily maintained gardens, extensive parking and excellent workshop facilities. The property combines comfortable family living with practical spaces ideal for hobbies, storage or home working.



Ground Floor Accommodation

Entrance Porch – 1.22m x 0.90m

Entered via a UPVC glazed door with wall-mounted electric meters. A glazed hardwood door leads through to the main hall.

Hall

Spacious central hallway with staircase to the first floor, built-in storage cupboard and two radiators.

Lounge – 3.65m x 3.50m

Bright dual-aspect reception room with south east and north east facing windows, shelved alcove and sliding glazed doors opening into the dining room. Two radiators.

Bedroom 1 – 4.32m x 2.60m

Well-proportioned ground floor double bedroom with south east facing window and radiator.



Bathroom – 3.83m x 2.26m

Generous family bathroom fitted with a white suite comprising back-to-wall WC, wash hand basin, bath and separate walk-in shower with electric shower. Partial tiling and wet wall panelling. Built-in storage cupboard, shelved alcove and extractor fan.



Dining Room – 3.70m x 2.50m

Comfortable dining space with north east facing window, two built-in shelved cupboards and radiator.

Kitchen – 4.00m x 2.93m

Fitted with a range of wall and floor units, ample worktops, wet wall splashbacks and 1½ bowl composite drainer sink. Integrated electric hob, oven and extractor fan. Space and plumbing for dishwasher.



Utility Room – 2.99m x 2.00m

Fitted with additional wall and floor units, ample worktops and inset stainless steel drainer sink. Space and plumbing for washing machine. Pulley dryer and radiator.

Rear Hall

Tiled flooring with access through to the sun room.

Boiler Room – 3.95m x 2.02m

Useful additional workspace/storage area fitted with wall and floor units, worktops, tiled splashbacks and inset stainless steel drainer sink. Oil-fired combi boiler and large shelved cupboard. External access via glazed sliding doors.



Sun Room – 6.00m x 3.73m

Impressive multi-aspect sun room with north and north west facing windows, two skylights and glazed door opening to the garden. Feature multi-fuel stove and three radiators create an excellent year-round living space. Access to boiler room.



First Floor Accommodation

Landing

Bright landing area with Velux window.

Bedroom 2 – 4.40m x 3.12m

Spacious double bedroom with north west facing dormer window, built-in shelved and hanging cupboard, walk-in eaves storage cupboard (4.40m x 1.60m) and radiator.

Bedroom 3 – 5.22m x 2.90m

Generous L-shaped bedroom with north west facing dormer window, built-in shelved cupboard and radiator.



Gardens & Outbuildings

The property benefits from easily maintained hard-landscaped garden with flowering borders and a feature fishpond. A driveway provides ample off-road parking and access to the outbuildings.

OUTBUILDINGS

Garage – 6.70m x 3.28m - fitted with electric up-and-over door and water.

Garage/Workshop – 6.70m x 4.11m - large workshop with power, light and woodburning stove.

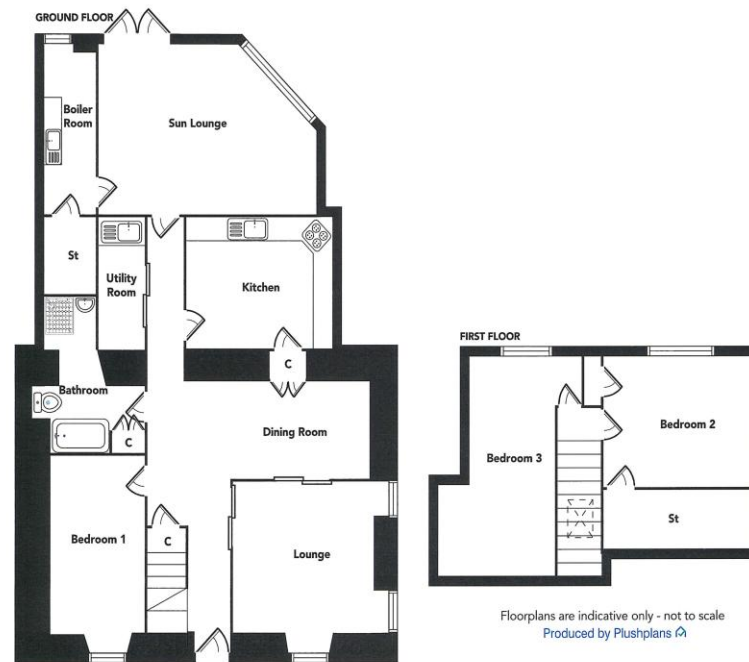
Additional external features include a greenhouse and woodstore.

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system.

Oil-fired central heating and solar panels which heat the water.





NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.