



A B & A  
Matthews

**Woodlands Cottage  
Carsluith  
DG8 7DN**

***Offers in the region of £280,000***



Carsluith is a small coastal village in the historic region of Galloway, in Dumfries and Galloway, southwestern Scotland. It lies on the eastern shore of Wigtown Bay, about 2 miles southeast of Creetown. The village is known for its peaceful rural setting, attractive coastal views, and historic connections. Its most notable landmark is Carsluith Castle, a well-preserved ruined tower house dating mainly from the late 15th and 16th centuries. The castle overlooks the bay and was once the seat of the Cairns, Lindsay, and Brown families. Today it is cared for by Historic Environment Scotland and is open to visitors.

**Council Tax Band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: E**

**EPC Environmental Impact Rating: E**

**KEY FEATURES:**

- **Detached property**
- **Located in the rural hamlet of Carsluith**
- **Three bedrooms**
- **Large garden surrounds the property**
- **Superb views over Wigtown Bay**
- **Off-road parking**



Located within the peaceful rural hamlet of Carsluith, this attractive detached property enjoys a picturesque setting with superb views across Wigtown Bay and the surrounding countryside. Offering comfortable and well-proportioned accommodation, the property features three bedrooms, making it ideal for families, retirees, or those seeking a tranquil coastal retreat. A large garden surrounds the property, providing excellent outdoor space for relaxation, entertaining, and enjoying the stunning scenery. The home further benefits from gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year. There is convenient off-road parking for several vehicles, while the nearby towns of Gatehouse of Fleet and Creetown offer a good range of local amenities, including shops, cafés and healthcare services. Combining rural charm with practical modern conveniences, this delightful property presents an excellent opportunity to enjoy a peaceful and charming home.

### **GROUND FLOOR ACCOMMODATION**

#### **Entrance Porch – 2.13m x 1.50m**

Glazed UPVC door gives access to the property. North and west facing windows. Glazed hardwood door gives access to the hall.

#### **Hall**

Walk-in shelved storage cupboard.

#### **Lounge – 5.00m x 4.55m**

A bright and spacious lounge benefiting from dual-aspect west and south-facing windows, which flood the room with natural light and offer delightful views over the surrounding garden, together with stunning, unrestricted views across Wigtown Bay. The focal point of the room is an attractive ornate fireplace with a granite surround and coal-effect gas fire, creating a warm and welcoming atmosphere. Stairs provide access to the first-floor accommodation, while hardwood glazed double doors open through to the kitchen, enhancing the sense of space and flow. A radiator completes the room's features.



**Kitchen – 3.40m x 2.63m**

Fitted with a good range of wall and floor units with oak doors and drawer fronts. Tiled splashback. Window overlooking the garden. Skylight. 1½ bowl stainless sink. Integrated appliances include gas hob with extractor hood above and eye level double oven. UPVC glazed door gives access to the conservatory.

**Utility Room – 2.61m x 1.96m**

Fitted wall and floor units. Boiler located on the wall. Space and plumbing for washing machine and dishwasher. Radiator.



**Bedroom 1 – 4.00m x 3.48m**

North and west facing windows. Fitted wardrobes with partial mirrored fronts. Radiator.

**Bathroom – 2.80m x 2.70m**

Fully tiled and fitted with a white suite comprising WC, wash hand basin, bath and shower cubicle fitted with electric shower and wet wall panelling.

**Conservatory – 4.18m x 3.22m**

Glazed on three sides with polycarbonate roof. Unrestricted views over the garden. Two radiators.

**Rear Porch – 3.63m x 1.00m**

Access to the garden via UPVC door.



## **FIRST FLOOR ACCOMMODATION**

### **Landing**

Storage cupboard.

### **Bedroom 2 – 4.56m x 3.00m**

West facing window with superb views over Wigtown Bay. Coombed ceiling. Radiator.

### **Bedroom 3 – 3.00m x 2.90m**

West facing window with superb views over Wigtown Bay. Coombed ceiling. Three built-in storage cupboards. Radiator.



## **Garden**

The garden wraps around the property and enjoys attractive views across Wigtown Bay. To the front, the grounds are predominantly laid to lawn, with a driveway providing off-road parking for several vehicles. The remainder of the garden is mainly lawned, complemented by gravelled areas and two patio seating areas, ideal for outdoor entertaining and relaxation. A good selection of mature shrubs and established woodland trees provides colour, interest, and a high degree of privacy throughout the year.

## **OUTBUILDINGS**

- Two garden sheds
- Greenhouse
- Two garages (6.60m x 4.50m & 5.56m x 3.60m - power and light laid on)  
One has floored attic storage space.



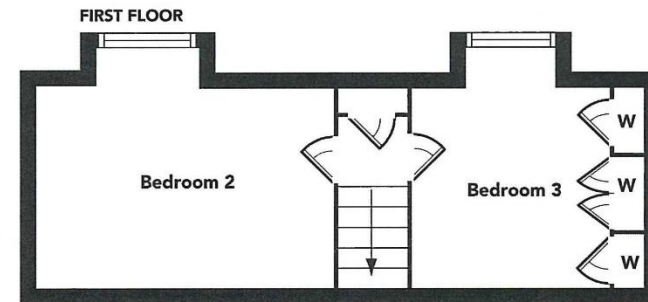
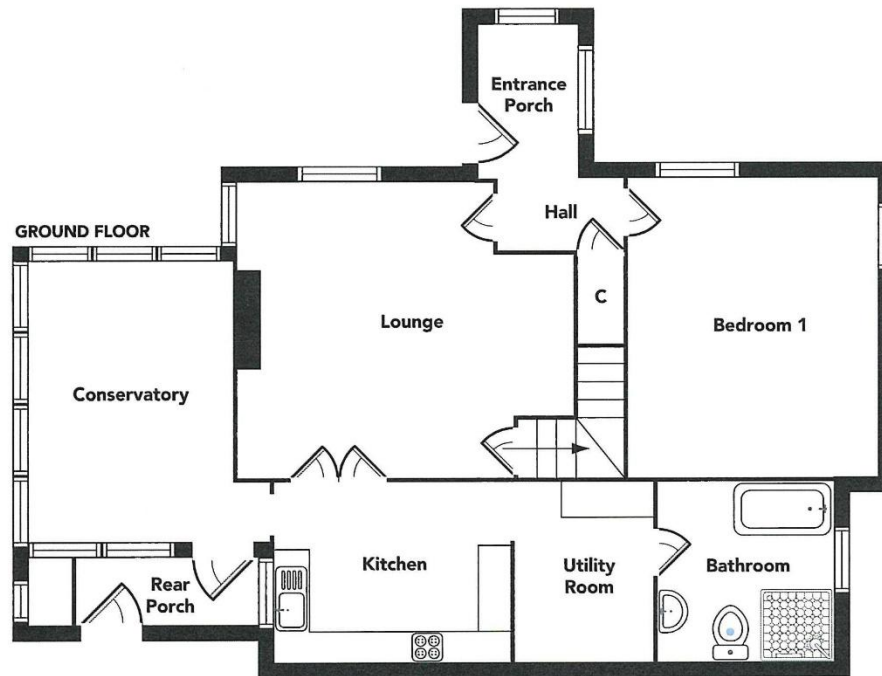
**SERVICES**

Mains supply of gas and electricity. Drainage is to a septic tank. Private water supply.

**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.





Floorplans are indicative only - not to scale  
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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.

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