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NEPTUNE  
COTTAGE

# NEPTUNE COTTAGE

CARSLUTH, DG8 7DN

Substantial detached stone built 1 ½ storey traditional Galloway cottage located in the coastal village of Carsluth providing bright and spacious accommodation.



## Accommodation:

### Ground Floor:

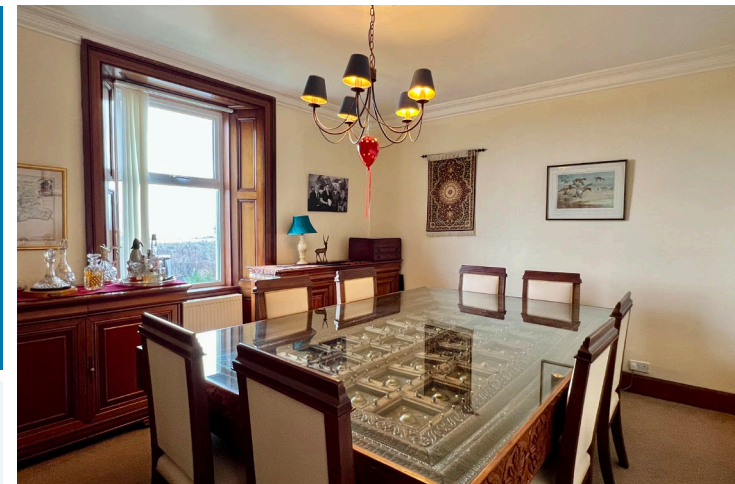
Entrance Porch  
Reception Hallway  
Sitting Room  
Dining Room  
Rear Inner Hall  
Kitchen  
Office / Study  
Shower Room  
Garden Room  
Utility / Boot Room  
Half Landing  
Family Bathroom

### First Floor:

Landing  
Double Bedroom 1  
Double Bedroom 2  
Double Bedroom 3

**Outside:** Tarmacadam Drive. Carport. Workshop. Garden.

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Neptune Cottage is a fine example of a traditional stone built 1 ½ storey cottage enjoying an elevated position with far reaching views across the Cree Estuary towards Wigtown. This charming home is surprisingly spacious and provides bright and flexible accommodation throughout. Set within the coastal village of Carsluith the property has easy access onto the A75 for those heading East or West.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths

#### ACCOMMODATION

Steps up from front garden lead to uPVC double glazed doors with glazed panel above into:-

#### ENTRANCE PORCH 1.99m x 1.70m

Tile effect vinyl flooring. Ceiling cornicing. Ceiling light. Wooden etched glass door with etched glass side panels and panels above into:-

#### RECEPTION HALLWAY 1.99m x 4.56m

Wide welcoming reception hallway with doors leading off to sitting room, dining room and rear inner hall. Carpeted staircase with original wooden handrail and balustrade leading to first floor level. Smoke alarm. Wooden glazed door from reception hallway into rear inner hall. Fitted carpet. Radiator. Ceiling cornicing. Ceiling light. Ceiling rose.

#### SITTING ROOM 4.45m x 5.05m (Front Right)

Bright and spacious front facing reception room enjoying a pleasant view across the garden to the Cree Estuary beyond. uPVC double glazed window to front with roller blind, curtain pole and curtains above. Granite feature fireplace with open hearth. uPVC double glazed window to side with curtain pole and curtains above. TV aerial point. Wall light. Ceiling cornicing. Ceiling light. . 2 radiators. Fitted Carpet.



#### DINING ROOM 4.41m x 3.75m (Front Left)

Another well-proportioned front facing reception room, currently used as a formal dining room. uPVC double glazed window to front with blinds above. Radiator. Ceiling cornicing. Candelabra ceiling light. Ceiling rose. Fitted carpet

#### REAR INNER HALL 2.80m x 2.86m

Leading of from the main reception hallway this inner hallway has doors leading off to kitchen, office, garden room, utility and shower room. Hive thermostat. Wood paneling on all walls. Radiator. Under stair storage cupboard with built in shelving. 2 ceiling lights. Wood effect laminate flooring.

#### KITCHEN 3.13m x 4.37m

Contemporary kitchen with a good range of high gloss white fitted kitchen units and wood effect laminate work surfaces. Integrated eye level Lamona electric double oven. Lamona 5 ring induction hob with stainless steel chimney style extractor hood above and glass splash back. Plumbing for dishwasher. Stainless steel sink with mixer tap and drainer to side. uPVC double glazed internal window into boot room/utility. Recessed LED ceiling spotlights. Radiator. Wood effect laminate flooring.

#### OFFICE / STUDY 2.61m x 4.43m

uPVC double glazed internal window providing extra light from garden room with blind above. Ceiling cornicing. Ceiling light. Fitted carpet

#### SHOWER ROOM 2.86m x 1.61m

Suite of white W.C. and wash hand basin inset into contemporary vanity unit with mixer tap above. Obscure glazed internal window into utility/boot room. Respatex style wall paneling on all walls. Envirovent extractor fan. Walk in double shower cubicle with mains shower above. Radiator. Recessed LED ceiling spotlights. Anti-slip vinyl flooring

#### GARDEN ROOM 4.43m x 3.59m

Wooden glazed door with cat flap into garden room. Wood effect laminate flooring. Wood paneling on one wall with exposed stone feature wall. uPVC double glazed window to side with aluminium double glazed French doors leading out to garden. Radiator. Recessed alcove with built in shelving.



#### UTILITY / BOOT ROOM 4.13m x 3.36m

Ceramic tiled floor. Plumbing for washing machine. Space for tumble dryer. Fitted kitchen units with laminate work surfaces. Coat hooks. Aluminum double glazed doors leading out to carport. Ceiling spotlights.

Carpeted staircase with wooden handrail and balustrade leading to half landing.

#### HALF LANDING 1.95m x 1.19m

Fitted carpet. Partially coombed ceiling. Ceiling light. Two steps lead up to:-

#### FAMILY BATHROOM 3.26m x 3.57m

Good sized family bathroom with suite of white dual sinks with mixer taps set into high gloss contemporary vanity unit with built in storage drawers. White WC. Respatex style splash backs. Shaver point. Fixed bathroom mirror. Double shower with mains shower with monsoon rainfall showerhead and separate shower attachment. uPVC obscure glazed window to rear. Chrome heated towel rail. White bath with mixer tap. Recessed LED ceiling spotlights. Tile effect vinyl flooring.

Four steps lead up from half landing to first floor.

#### First Floor Accommodation

#### LANDING 2.76m x 1.32m

Fitted carpet. Radiator. Smoke alarm. Loft access hatch. Skylight

#### DOUBLE BEDROOM 1 5.39m x 3.19m widening to 4.01m

Bright and airy double bedroom benefiting from natural light from a large uPVC double glazed picture window to front. Curtain track and curtains above. Two double wardrobes with hanging rail and shelving. Further built in cupboard with shelving providing useful additional storage. Radiator. Partially coombed ceiling. Ceiling light. Fitted Carpet.

#### DOUBLE BEDROOM 2 4.50m x 2.93m

Generous front facing double bedroom with large wooden double glazed Velux window to front with built in blinds. Radiator. Partially coombed ceiling. Recessed ceiling spotlights. Fitted carpet.





### **DOUBLE BEDROOM 3**      **5.93m x 4.40m narrowing to 4.04m**

Good sized double bedroom enjoying a fine aspect to front across to the Cree Estuary beyond. Fitted carpet. Large uPVC double glazed window with glazed side panels with curtain track and curtains above. Radiator. Ceiling light.

#### **Outside**

#### **GARAGE**

Generous sized double garage to rear with roller garage door to front and single steel door for access. Mains power. Double glazed windows and door providing access into garden.

#### **GARDEN**

The front garden is bordered by local granite walls with wrought iron railings with gate leading to front entrance. The garden area is mainly laid to lawn with a well-established flower bed with mature shrubs to front.

To the side is a further generous garden area which is mainly laid to lawn and bordered by mature hedging and shrubs.

Concrete driveway with carport and adjoining covered verandah and storage area/workshop.

#### **BURDENS**

The Council Tax Band relating to this property is D.

#### **ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is D.

#### **SERVICES**

The agents assume that the subjects are served by mains water, mains electricity, mains gas and shared septic tank 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](http://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](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.

Ref: SAK/LNM/ROSED01-03

**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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