



Carsethorn, Dumfries, DG2 8DS

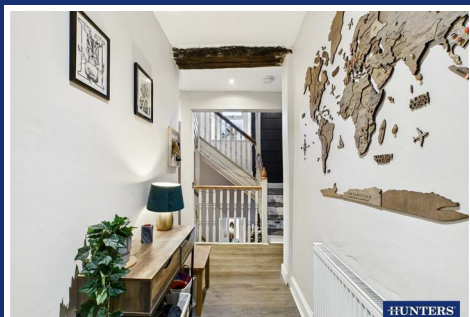
Offers Over £340,000



- Substantial Semi-Detached House in a Picturesque Coastal Village Setting
- Stunning Seascape & Fell Views
- Spacious Open-Plan Dining Kitchen with Ground-Floor Utility Room
- Five Double Bedrooms, Master with En-Suite Shower Room
- Off-Road Parking with EV Charger, Gardens & Solar Panel System with Battery Storage
- Versatile Accommodation Arranged over Four Floors
- Captivating Staircase, Open the Full Height of the Building
- Spacious Living Room with Study Area & Raised Balcony
- Fabulous Studio Bedroom to the Third Floor with Solway Outlook & Adjoining Shower Room
- EPC - C

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Hunters Dumfries are proud to present for sale Rainbows End, an exceptional five-bedroom, three-bathroom semi-detached coastal residence situated within the picturesque and highly sought-after village of Carsethorn. Occupying an enviable position with breathtaking panoramic views across the Solway coastline, Criffel and the surrounding countryside, this substantial family home offers an impressive level of flexible accommodation arranged thoughtfully over four floors.

Internally, the property blends character and practicality throughout, centred around a striking full-height staircase which creates a captivating focal point within the home. The spacious open-plan dining kitchen provides the ideal environment for family living and entertaining, complemented by a practical utility room and additional storage space. The first-floor living room enjoys elevated coastal and countryside views alongside a dedicated study area and timber balcony, creating a wonderful space to relax and unwind.

Across the upper floors, the property offers five generously proportioned double bedrooms, including a superb master bedroom with en-suite shower room, while the top floor studio bedroom and adjoining shower room create an outstanding guest suite, hobby room or additional living space with spectacular panoramic Solway views.

Externally, Rainbows End benefits from off-road parking, well-maintained gardens, EV charging point, solar panel system with battery storage and a peaceful coastal setting rarely available to the market. The property combines substantial accommodation with modern energy-efficient additions, making it ideally suited to modern family living, multi-generational occupation or those seeking a lifestyle move to one of Dumfries & Galloway's most desirable coastal villages.

A viewing of this remarkable home is essential to fully appreciate the scale of accommodation, stunning outlooks and lifestyle opportunity on offer.

EPC – C | Council Tax Band – E

Tel: 01387 245898

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front forecourt, opening to the hallway, recessed spotlight, and two double glazed windows to the front aspect.

### HALLWAY

Internal doors to the dining room, kitchen, utility room and store room, radiator, recessed spotlights, tiled flooring, staircase leading to the first floor landing, and a double glazed window to the front aspect.

### DINING ROOM

Double glazed window to the rear aspect, two designer vertical radiators, and an opening to the kitchen.

### KITCHEN

Fitted kitchen comprising a range of base and drawer units with worksurfaces and tiled splashbacks above. Freestanding dual-fuel range cooker, extractor unit, integrated dishwasher, space for a fridge freezer, one bowl sink with boiling water tap, designer vertical radiator, and a double glazed window to the rear aspect.

### UTILITY ROOM

Fitted base and tall units with worksurfaces and tiled splashbacks above. One bowl stainless steel sink with mixer tap, tiled flooring, built-in cupboard with water tank internally, and a double glazed window to the front aspect.

### STORE ROOM

Radiator, tiled flooring, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING & ENTRANCE HALL

Landing:

Staircase up from the ground floor hallway with a further staircase up to the second floor landing, opening to the living room, internal doors to the bathroom and entrance hall, radiator, and recessed spotlights.

Entrance Hall:

External door to the rear garden, and tiled flooring.

### LIVING ROOM, STUDY AREA & BALCONY

Living Room:

Two double glazed windows to the rear aspect, and a radiator.

Study Area:

Double glazed window to the front aspect, radiator, recessed spotlights, and an external door to the balcony.

Balcony:

Timber balcony with external power socket and elevated views over the countryside.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bathtub with hand shower attachment. Part-tiled walls, tiled flooring, radiator, two recessed storage cupboards, and a double glazed window to the front aspect.

## SECOND FLOOR:

### LANDING

Staircase up from the first floor landing with a further staircase up to the third/attic floor studio bedroom, internal doors to four bedrooms, recessed spotlights, and a double glazed window to the front aspect.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Two double glazed windows to the rear aspect, radiator, and a

sliding door to the en-suite shower room.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, tiled flooring, chrome towel radiator, LED mirror, and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator, and a built-in cupboard/store.

### BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

### BEDROOM FOUR

Double glazed window to the front aspect, and a radiator.

## THIRD/ATTIC FLOOR:

### STUDIO BEDROOM

Staircase up from the second floor landing, vaulted ceiling with exposed timbers, large double glazed window to the front aspect with far-reaching fells & seascape views, two double glazed Velux windows, recessed spotlights, and an internal door to the shower room.

### SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and wand. Chrome towel radiator, LED mirror, and two double glazed Velux windows.

### EXTERNAL:

Rear/Side Garden:

Parking:

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - canny.lands.heartened

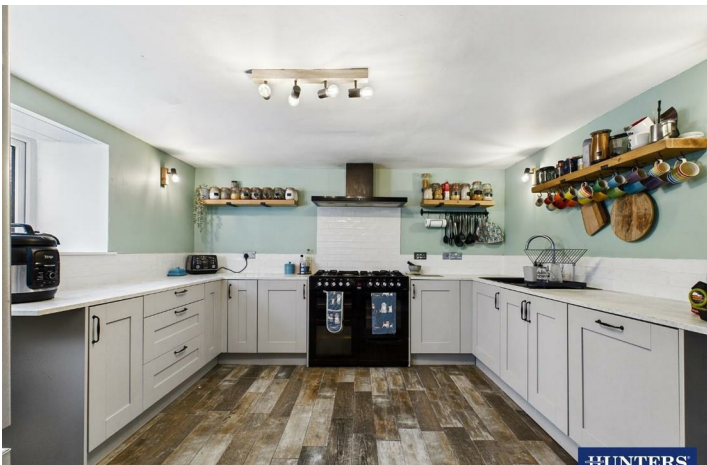
### AML DISCLOSURE:

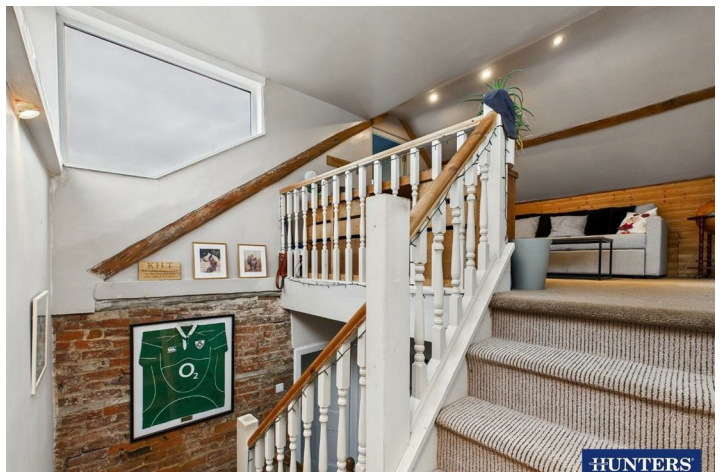
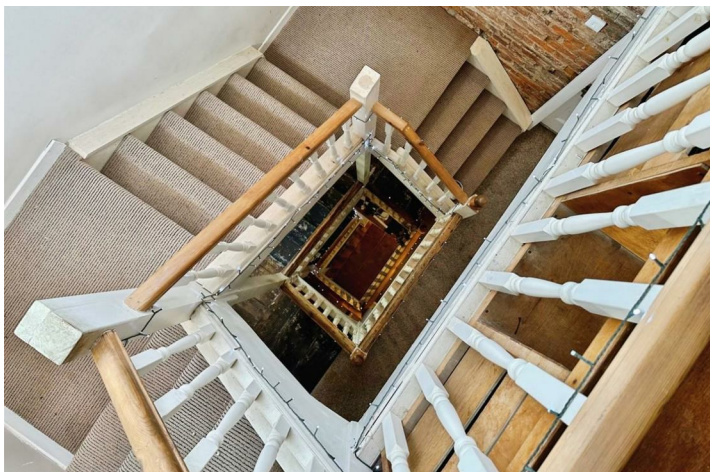
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

# Floorplan

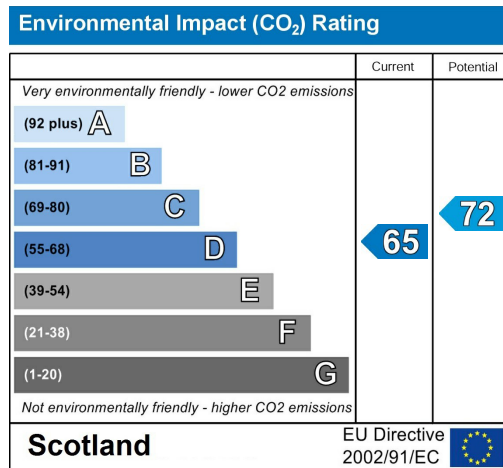
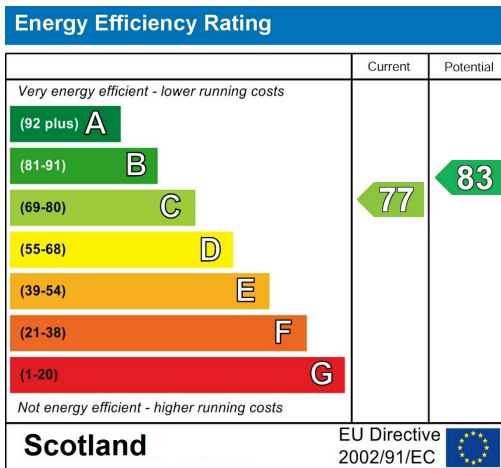






**HUNTERS**

### Energy Efficiency Graph



### Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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