



CAIRNHILL COTTAGE

Ringford, Castle Douglas, DG7 2AL

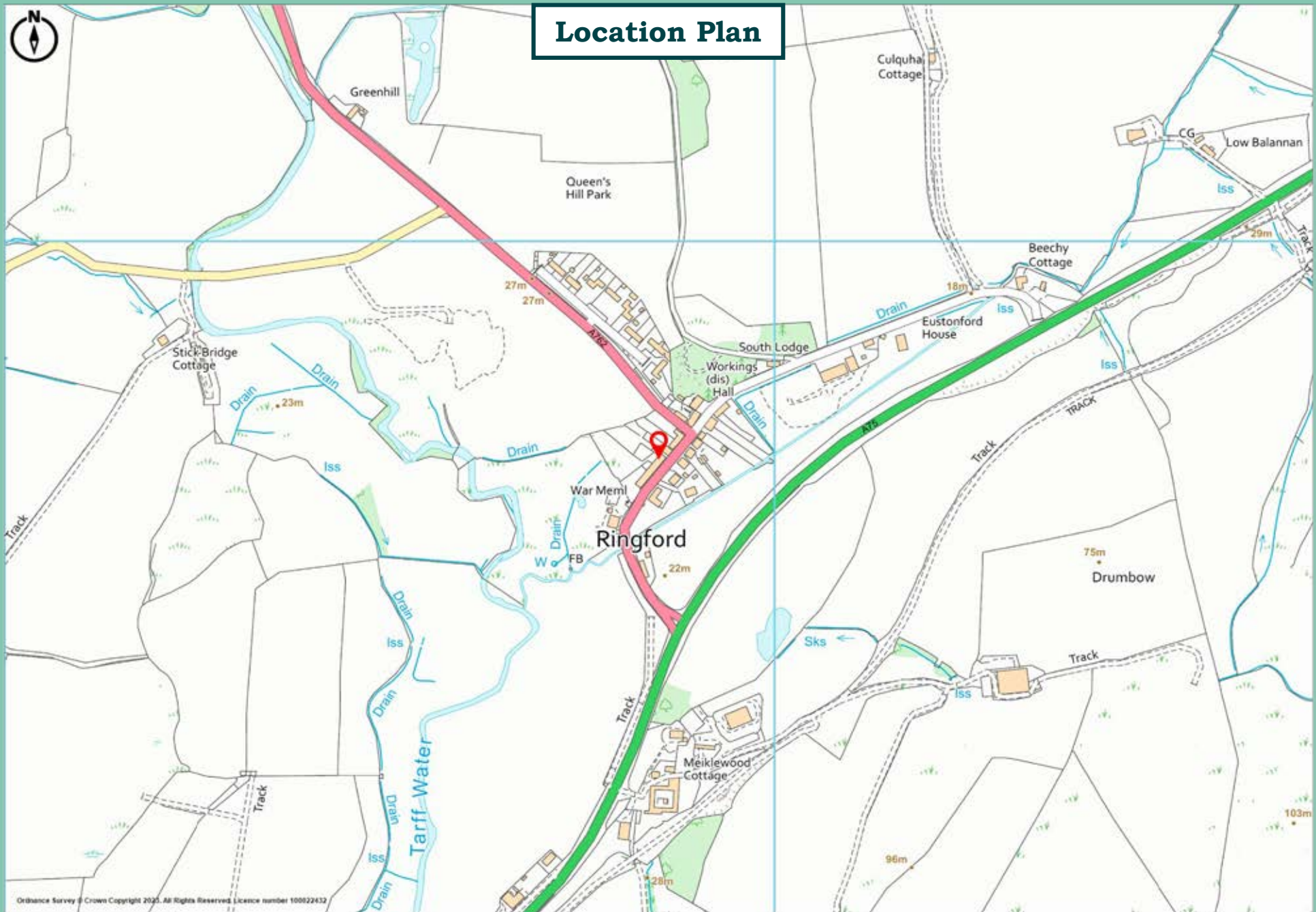


THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



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Plotted Scale - 1:9000. Paper Size - A4

NOT TO SCALE
Plan for indicative purposes only

CAIRNHILL COTTAGE

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Kirkcudbright 4.5 miles, Castle Douglas 6 miles, Dumfries 23 miles, Carlisle 58 Miles

A TRADITIONAL END TERRACED COTTAGE SITUATED WITHIN THE PRETTY GALLOWAY VILLAGE OF RINGFORD IN THE STEWARTRY AREA OF CASTLE DOUGLAS

- CHARMING TRADITIONAL THREE BEDROOM COTTAGE (NO GARDEN GROUNDS)
- WITHIN A SHORT DRIVING DISTANCE OF LOCAL AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – E (40)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel:01556 453453



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Cairnhill is situated within the pretty Galloway Village of Ringford within the Stewartry area of Dumfries & Galloway. The property occupies a central location within Ringford within a short driving distance to all local amenities.

Cairnhill is a charming traditional cottage benefitting from three-bedroom accommodation over a single floor. The property has recently benefitted from a new kitchen and bathroom with fresh décor throughout. **There are no garden grounds with the property**, however, given its location countryside pursuits are available straight from the doorstep and a bounty of native wildlife can be seen on a daily basis.

The nearest essential are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Glasgow & Edinburgh within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling, equestrian pursuits and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses, the closest being within Castle Douglas.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Cairnhill are sought in excess of: **£125,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas, DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

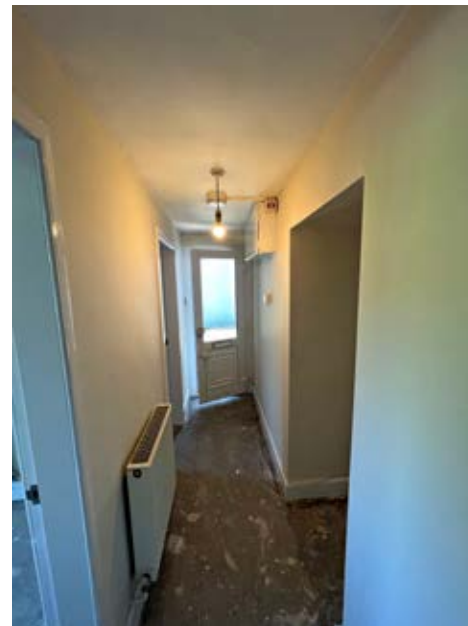
Web: www.threaverural.co.uk



PARTICULARS OF SALE

Cairnhill is of traditional construction set under a slated roof offering comfortable three-bedroom accommodation over a single floor. The accommodation briefly comprises:

- **Central Hallway**
With part glazed UPVC door to the side of the property.
- **Bathroom**
Recently refitted with a modern range of sanitary ware and a bath with shower over.



- **Single Bedroom 1**

With a window to the side & built-in cupboard.

- **Kitchen**

Recently modernised with a range of floor units, plumbed for white good, window to the rear.



- **Double Bedroom 2**

With built-in cupboards & window to the rear.

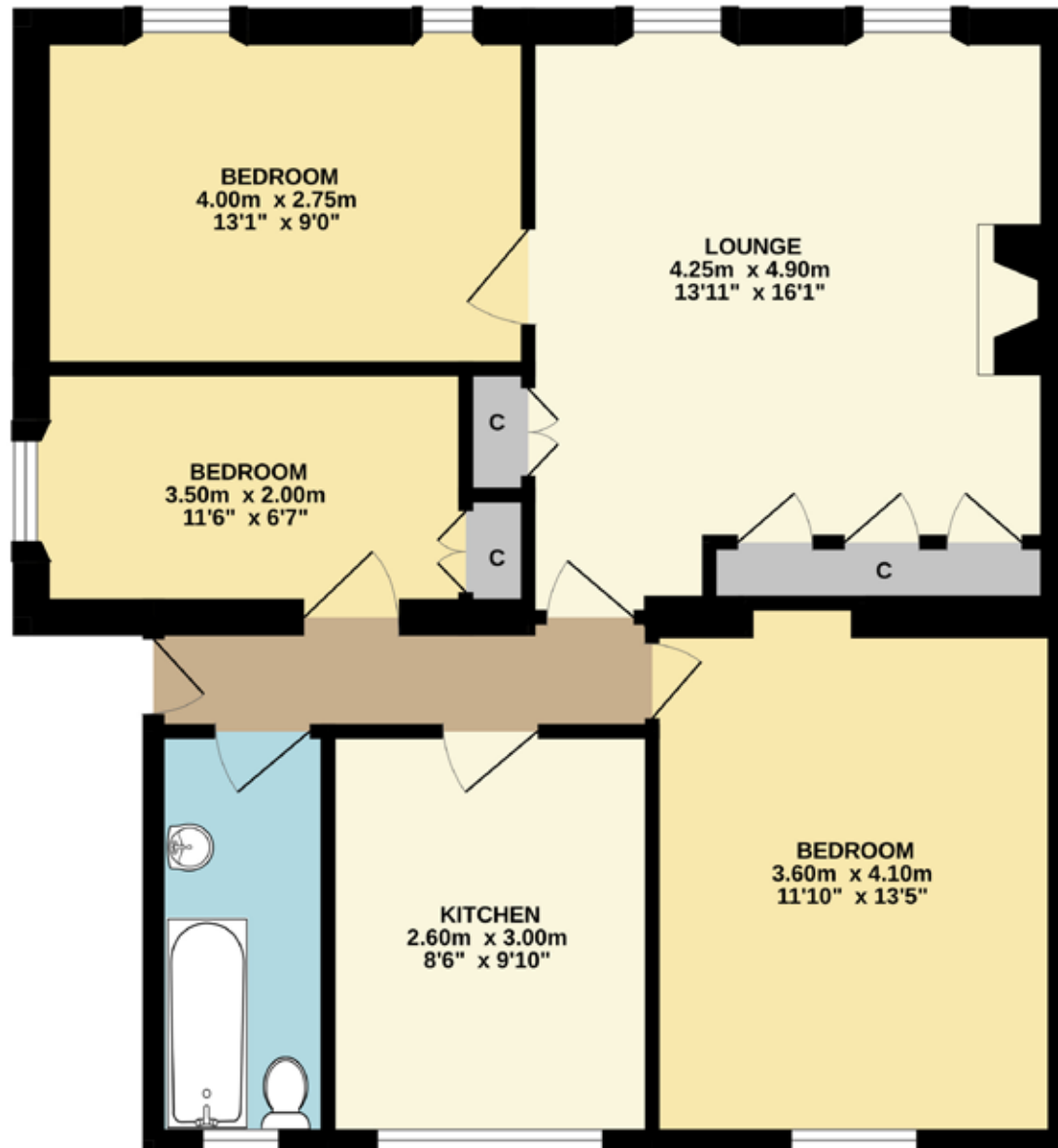
- **Double Bedroom 3 / Dining Room**

With two windows to the front.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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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OUTSIDE

As mentioned earlier, Cairnhill does not have any garden grounds. However, given the location, a bounty of countryside pursuits are available straight from the doorstep.

SERVICES

- Mains water, drainage & electricity.
- Gas central heating.

HOME REPORT

The Home Report can be downloaded directly from our website: www.threaverural.co.uk

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **David Hall, Hall Baird Solicitors**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band B.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared June 2023

