



YETTEN COTTAGE

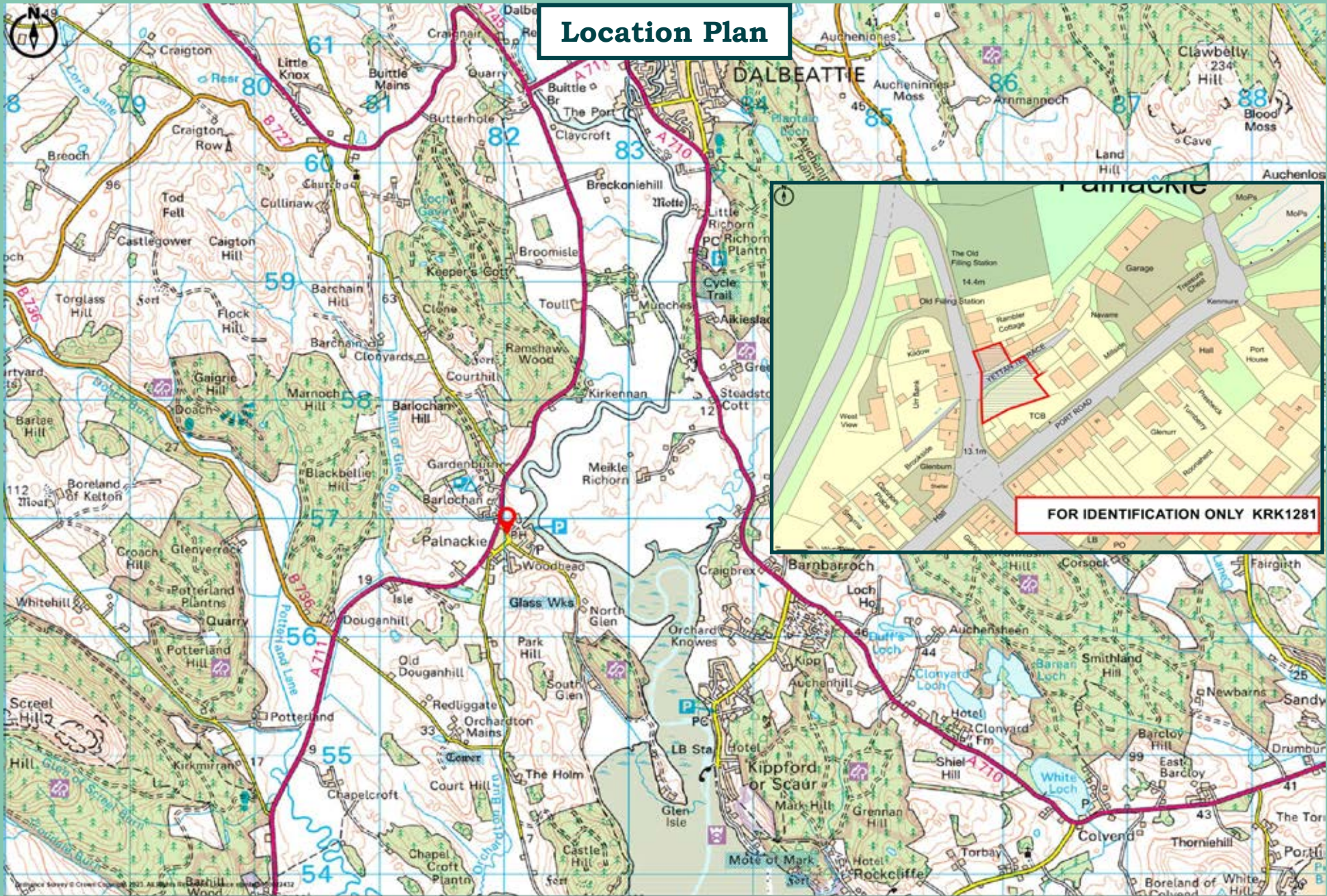
Palnackie, Castle Douglas, Dumfries & Galloway, DG7 1PG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



YETTEN COTTAGE

Palnackie, Castle Douglas, Dumfries & Galloway, DG7 1PG

Dalbeattie 3 miles, Castle Douglas 6 miles, Dumfries 17 miles, Carlisle 55 miles, Glasgow 90 miles

A CHARMING TRADITIONAL TWO STOREY COTTAGE LOCATED WITHIN THE PRETTY HARBOUR VILLAGE OF PALNACKIE IN DUMFRIES & GALLOWAY

- TRADITIONAL THREE BEDROOM COTTAGE
- ENCLOSED MATURE GARDEN GROUNDS
- PRETTY VILLAGE LOCATION
- WITHIN EASY COMMUTING DISTANCE TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Robert Honeyman
The McKinstry Company
Queen's Court House
39 Sandgate
Ayr
KA7 1BE
Tel:01292 281711



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

Yetten Cottage is situated within the pretty harbour village of Palnackie in Dumfries & Galloway. This charming cottage is deceptively spacious and offers accommodation over two floors. The property benefits from enclosed mature garden grounds to the side of the cottage which are mainly made up of lawns, mature trees and shrubs along with a useful garden shed. The property was thought to have been constructed circa 1870 with the rear extension and loft conversion circa 1990.

Yetten Cottage is situated within Palnackie, a thriving community which boasts a hotel / public house, primary school, village shop and an active community council. The village of Palnackie, up until 1965, was a fairly successful outport of Dalbeattie and Castle Douglas, whereafter the harbour was mainly utilised for the cockling trade. The harbour was also known as the 'Barlochan Basin'. The village still hosts a popular annual event known as 'The Flounder Trampling'. The area has now become a popular tourist destination, with a busy holiday park established at the nearby Barlochan.

The area around Palnackie is possibly the most attractive landscape in the lower Urr Valley with the county being noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within easy reach of the property and the area boasts numerous golf courses.

The nearby town of Dalbeattie provides a wide range of essential services with a relatively new learning campus catering for nursery to secondary education. The town also boasts a wide range of retail and professional services, along with a new medical practice and leisure facilities. A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a newly constructed hospital, a range of high street shops, retail parks and large supermarkets.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan and the international airports of Glasgow and Prestwick are within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Yetten Cottage are sought in excess of: **£195,000**

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

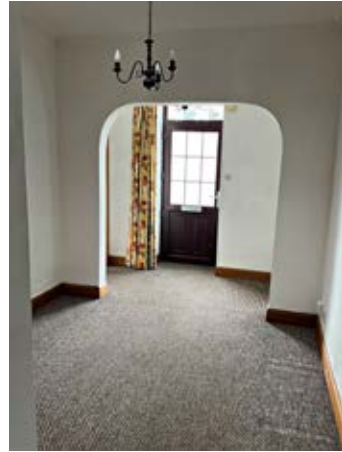
Web: www.threaverural.co.uk



PARTICULARS OF SALE

Yetten Cottage is mainly of traditional stone construction offering accommodation over two floors, briefly comprising:

- **Front Entrance hallway**



- **Lounge**
With a wood burning stove and window to the side.
- **Double Bedroom 1**
With a window to the side.



- **Kitchen**
With a range of floor and wall units.
- **Utility Room**
Plumbed for white goods, door to the rear.
- **Bathroom**
Bath with a shower over, WC & WHB.
- **Single Bedroom 2**



FIRST FLOOR

- **Double Bedroom 3**
With double aspect windows & built-in cupboards.
- **Shower Room**
With a shower, WC & WHB, door to attic space.
- **Attic Space**
Floored attic space that could be utilised for storage, a hobby room or indeed potential for further development.



OUTSIDE

The garden grounds at Yetten Cottage are accessed via a small track to the east of the cottage and are mainly made up of lawns, mature trees and shrubs and for the keen gardener or horticulturist provide the perfect opportunity to create a cottage garden or for some self-sufficient living. The garden is fully enclosed offering a degree of privacy.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil Fired	D	E50

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, **Robert Honeyman, The McKinstry Company** for a definitive list of burdens subject to which the property is sold.

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.

HOME REPORT

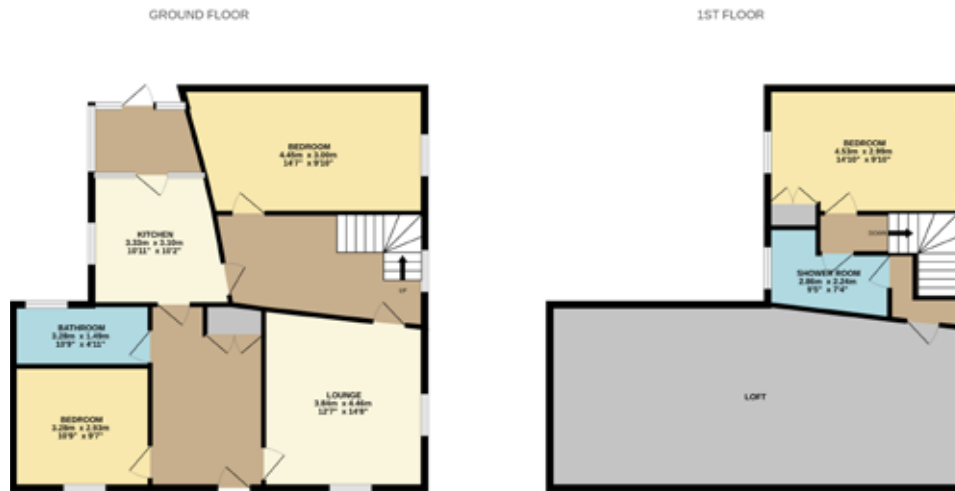
The home report can be downloaded from our website: www.threaverural.co.uk

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.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for 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.
Issue with Homeplan ©2022

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 July 2023

