



BETTYKNOWES

59 Main Street, Crossmichael, Crossmichael, DG7 3AU

Location Plan



NOT TO SCALE
Plan for indicative purposes only

BETTYKNOWES

59 Main Street, Crossmichael, Crossmichael, DG7 3AU

Castle Douglas 2 miles, Dumfries 18 miles, Carlisle 57 miles, Glasgow 82 Miles, Edinburgh 98 Miles

A FULLY REFURBISHED TRADITIONAL DWELLINGHOUSE OCCUPYING A PRIME CENTRAL LOCATION WITHIN THE PRETTY VILLAGE OF CROSSMICHAEL

- THREE BEDROOM TWO STOREY DWELLINGHOUSE
- FULLY REFURBISHED WITH UNDERFLOOR HEATING AND AIR SOURCED HEAT PUMP
- GENEROUS GARDEN GROUNDS TO THE REAR
- CENTRAL VILLAGE LOCATION
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Alan Livingstone
Hastings Legal
28 The Square
Kelso
TD5 7HH
Tel: 01573 225999



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

Bettyknowes is situated within a prime central location of the pretty village of Crossmichael. Bettyknowes has just been completely refurbished from a redundant property to one which offers modern, bright and spacious three-bedroom family accommodation. The property now benefits from heating via an air sourced heat pump, underfloor heating and new fully fitted kitchen and bathrooms. In addition, enclosed garden grounds to the rear which are laid to lawns provide a blank canvas for the keen gardener.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with Loch Ken only a short walk away from the property. The loch has regular inhabitants such as geese, ducks, swans, red kites, etc. Adjacent to Loch Ken is the RSPB bird reservation, the "Galloway Kite Trail" and the Galloway Forest Park, which offers visitors many opportunities to walk, climb, cycle, bird watch and to experience the UK's first dark sky park.

Local services, in terms of a primary school, village shop, post office and an Inn are available at Crossmichael and all within an easy walking distance, with a more extensive range of services available at Castle Douglas (The Food Town).

Castle Douglas is less than a 5-minute drive from Crossmichael. Castle Douglas forms the heart of the Stewartry area, offering all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets. Primary & Secondary education is available within the town.

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 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.

Communications to the area are very 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 Prestwick and Glasgow are within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

DIRECTION

As indicated on the location plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty **as a whole**.

GUIDE PRICES

Offers for Bettyknowes are sought **in excess of: £235,000**

VIEWING

Strictly by appointment with Threave Rural

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

As mentioned earlier, Bettyknowes has just been fully refurbished and offers three-bedroom accommodation over two floors with the ground floor benefiting from underfloor heating. The property briefly comprises:

GROUND FLOOR

- **Lounge**

With stairs off to the first floor, window to the front.



- **Kitchen**

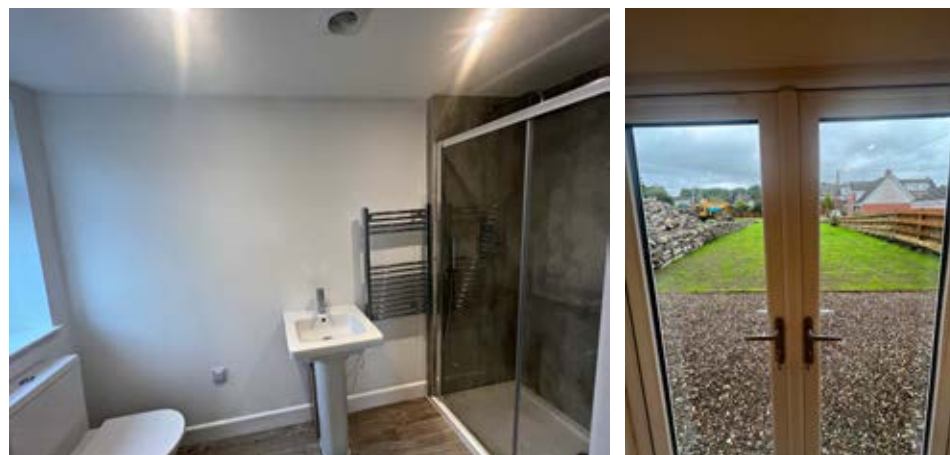
With a range of modern floor units, six ring induction hob with cooker hood, built-in electric oven, utility cupboard, plumbed for white goods and patio doors leading to the garden grounds. The kitchen is spacious enough to accommodate a family dining table.

- **Utility Room**

With modern base units, sink & drainer, plumbed for white goods, part glazed UPVC door to the side.

- **Shower Room**

With modern sanitary ware and corner shower cubicle.



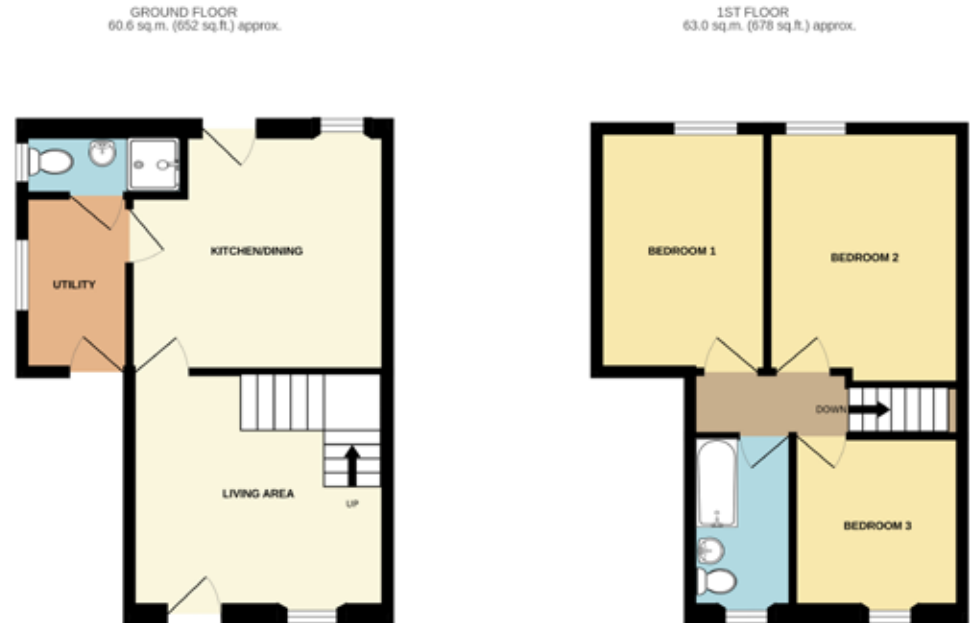
FIRST FLOOR

- **Upper Hallway**
With a built-in cupboard housing the hot water cylinder.
- **Double Bedroom 1**
With a window to the front.
- **Family Bathroom**
With a 'P' shaped bath and shower over, WC & WHB set in modern vanity unit.
- **Double Bedroom 2**
With a window to the rear.
- **Double Bedroom 3**
With a window to the rear.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Air sourced heat pump / electric / underfloor heating	C	C70



TOTAL FLOOR AREA: 123.6 sq.m. (1330 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms 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.
Made with Metragen 12/023

HOME REPORT

The home report can be downloaded from Threave Rural's 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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Alan Livingstone, Hastings Legal** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the 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 legal 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 August 2023

