



KINNERET

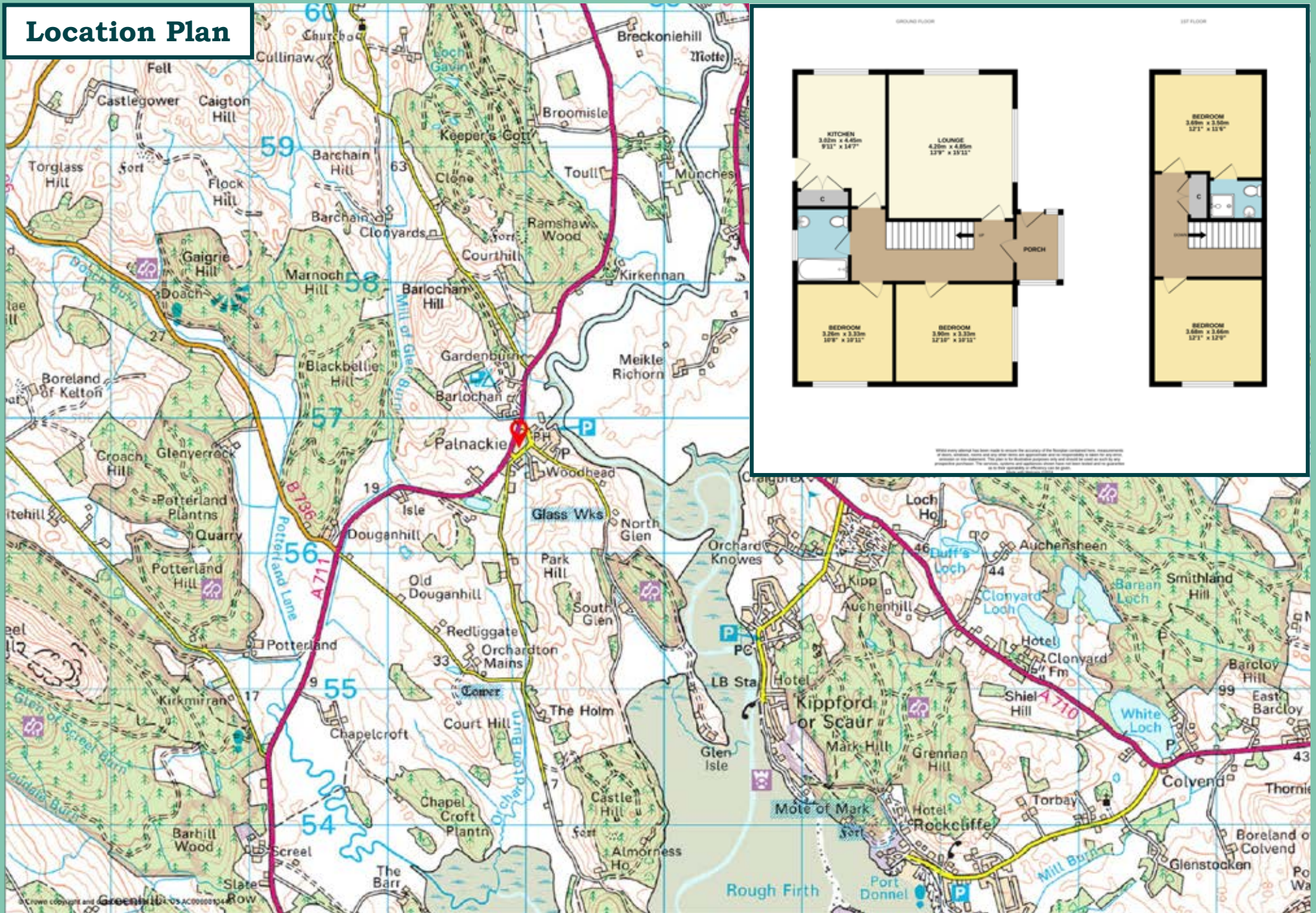
Palnackie, Castle Douglas, Dumfries & Galloway, DG7 1PG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



While every attempt has been made to ensure the accuracy of the boundary, contour lines, measurements of heights, distances, bearings and area, the user should be aware that the information is not intended to be used for legal purposes. The user should consult a professional for advice on the use of this information. The user should also be aware that the information is not intended to be used for legal purposes.

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

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

DETACHED TWO STOREY COTTAGE OCCUPYING A GENEROUS PLOT LOCATED WITHIN THE PRETTY HARBOUR VILLAGE OF PALNACKIE IN DUMFRIES & GALLOWAY

- SURPRISINGLY SPACIOUS THREE BEDROOM COTTAGE (ONE EN-SUITE)
- GENEROUS MATURE GARDEN GROUNDS TO THE REAR
- GATED DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- DETACHED SINGLE GARAGE
- SOME POTENTIAL FOR SELF-SUFFICIENT LIVING
- WITHIN EASY COMMUTING DISTANCE TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



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

Kinneret is situated within the pretty harbour village of Palnackie in Dumfries & Galloway. This two-storey cottage sits in a very generous plot, benefitting from enclosed mature garden grounds to the rear which are mainly made up of lawns, mature trees and shrubs along with a useful poly tunnel which just requires re-sheeting. To the front there is a gated driveway providing ample parking with an area of lawn to the side of that, where at the time of marketing a beautiful Cherry Blossom was in full bloom.

Kinneret is situated within Palnackie, a thriving community which boasts a 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 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 Kinneret Cottage are sought **in excess of: £240,000**

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

Kinneret occupies a very generous plot, set over two floors, briefly comprising:

- **Kitchen**
With floor and wall units, floor to ceiling storage cupboards on one wall, plumbed for white goods, window to the front.
- **Central Hallway**
With staircase off to the first floor, door to porch at the side of the dwelling.



- **Bathroom**
Bath with shower over, WC, WHB.
- **Snug**
With a window to the side.



- **Double Bedroom 1**
With a window to the side.
- **Lounge**
A generous bright living space with large double aspect windows and built-in storage unit.



FIRST FLOOR

- **Upper Hallway**
With built-in storage cupboards.
- **Double Bedroom 2 (En-Suite)**
With a window to the front and en-suite off. The En-suite has a shower, WC & WHB.
- **Double Bedroom 3**
With a window to the rear.



OUTSIDE

As mentioned earlier, the property is approached by its own gated driveway where ample parking is available via a hardstanding driveway and there is also a detached single garage. The garden grounds to the rear are enclosed and mainly laid to lawns with some fabulous mature trees and shrubs and a poly tunnel frame, which just requires re-sheeting. The whole property sits in a very generous plot and given the location, a bounty of native wildlife can be enjoyed on a daily basis.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil Fired	E	E 48



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, **Brazenall & Orr** 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.

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 May 2024



NEARBY PALNACKIE HARBOUR