



MARSH VIEW COTTAGE

Parton, Castle Douglas, DG7 3NE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



MARSH VIEW COTTAGE

Parton, Castle Douglas, DG7 3NE

Crossmichael 3 miles, Castle Douglas 6.5 miles, Dumfries 23 miles, Ayr 42 miles, Carlisle 57 miles

A BEAUTIFULLY PRESENTED AND SYMPATHETICALLY DESIGNED BUNGALOW SET ON AN ENVIABLE SITE ON THE BANKS OF LOCH KEN

- MODERN, ENERGY EFFICIENT TWO BEDROOM BUNGALOW OCCUPYING AN IDYLIC SITE
- BEAUTIFULLY LANDSCAPED GARDEN GROUNDS
- DETACHED BRICK-BUILT GARAGE
- WONDERFUL OPEN VIEWS ACROSS LOCH KEN
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Helena Fox
A B & A Matthews
37 Albert Street
Newton Stewart
DG8 6EG
Tel: 01671 404100



THREAVE RURAL
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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

Marsh View Cottage is a beautifully presented bungalow which has been sympathetically designed with location at the heart of the build. The property occupies an enviable position on the banks of the popular Loch Ken, nestled within the pretty village of Parton in the Stewartry area of Dumfries & Galloway.

Marsh View Cottage is approached by its own driveway where there is ample parking for several vehicles. The property benefits from a detached brick-built garage and beautifully landscaped garden grounds which have been designed with ease of maintenance in mind. Porcelain tiles have been laid to the rear of the property which has created the perfect space for alfresco dining and social entertaining, whilst enjoying the everchanging landscape over Loch Ken.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with Loch Ken having regular inhabitants such as ducks, swans, red kites, etc. A feature of Loch Ken is the tourist industry, which has developed around the east bank. Loch Ken is one of the few lochs in the country which allows water skiing, jet skiing and other water related sports. 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.

The nearest local services, in terms of a primary school, village shop, post office and a public house / Inn are available at Crossmichael, with a more extensive range of services available at Castle Douglas (The Food Town). Castle Douglas offers a range of essential services, which include a modern health centre, a wide range of professional services, leisure facilities as well as two national supermarkets. The town is renowned for its niche retailing with a thriving high street boasting a wide range of traditional shops and craft outlets. Primary and secondary schooling are both available at Castle Douglas.

This area of Southwest Scotland is 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.

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 all within an easy drive of the property.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.
What3Words: suiting.send.oddly

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Marsh View Cottage are sought **in excess of: £375,000**

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

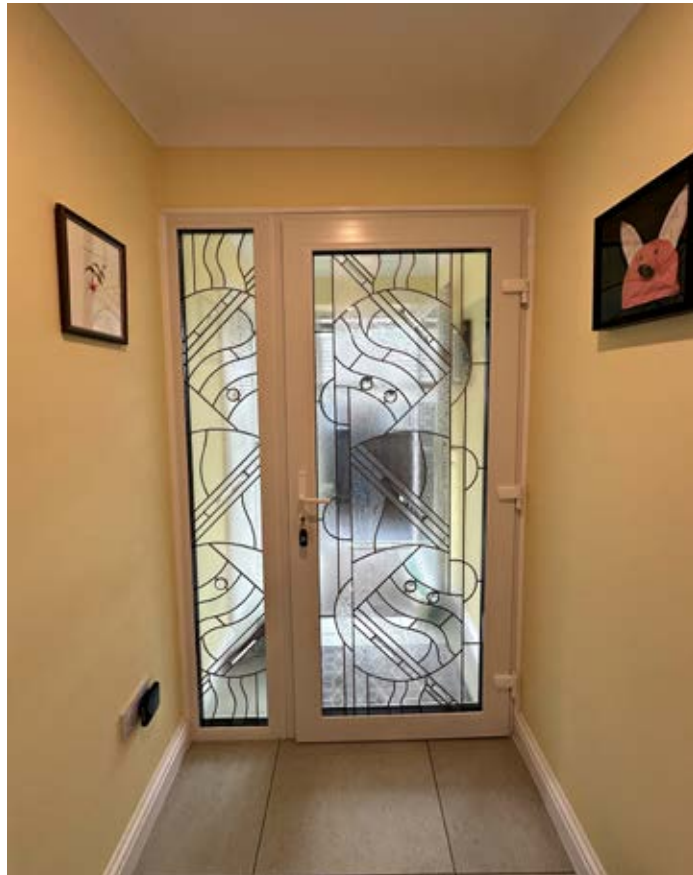


PARTICULARS OF SALE

Marsh View Cottage is of modern construction and benefits from the most up-to-date energy efficient services, which includes a 4kw solar array on a feed-in tariff with 10kw battery storage, Valiant air sourced heat pump and heat recovery system, underfloor heating throughout along with a My Energy 7kw EV charger.

The entrance to Marsh View Cottage is via a glazed covered porch of UPVC construction with the gently sloping walkway laid with porcelain tiles and chrome handrails giving access to the front door. A door to the rear of the porch steps down to the patio at the rear. The rest of the accommodation is set over a single floor, very briefly comprising:

- **Front Door Porch**
With a decoratively glazed UPVC inner door and a built-in storage cupboard.



- **Lounge**
A spacious family room with a large picture window to the rear overlooking Loch Ken. The lounge seamlessly flows through to the well-equipped kitchen.
- **Kitchen**
A thoughtful layout with a perfect balance of functionality and style, with a fantastic range of floor and wall units to include a pantry, built-in double oven, microwave, integral dishwasher and a plumbed fridge freezer. A central island houses sink with storage below and patio doors give access to the paved patio at the rear, further enhancing its appeal.
- **Utility Room**
With base units, plumbed for white goods, full height storage cupboards housing the hot water cylinders. There is an office off the utility room.
- **Office**
With a window to the front and housing the photovoltaic system controls.





- **Bathroom**

A highly functional, quality design characterised by minimalist shapes and clean lines, incorporating a bath with a shower over, WHB set in a floating vanity unit, WC and mirrored bathroom cabinet.



- **Double Bedroom 1**

A lovely, bright and beautifully presented room with fitted wardrobes with LED lights along the top and a window to the front.

- **Master Bedroom Suite**

Another beautifully presented room with modern clean lines and décor and to add to the ambience, a large picture window overlooks Loch Ken. There is a fabulous walk-in dressing room off and an en-suite.

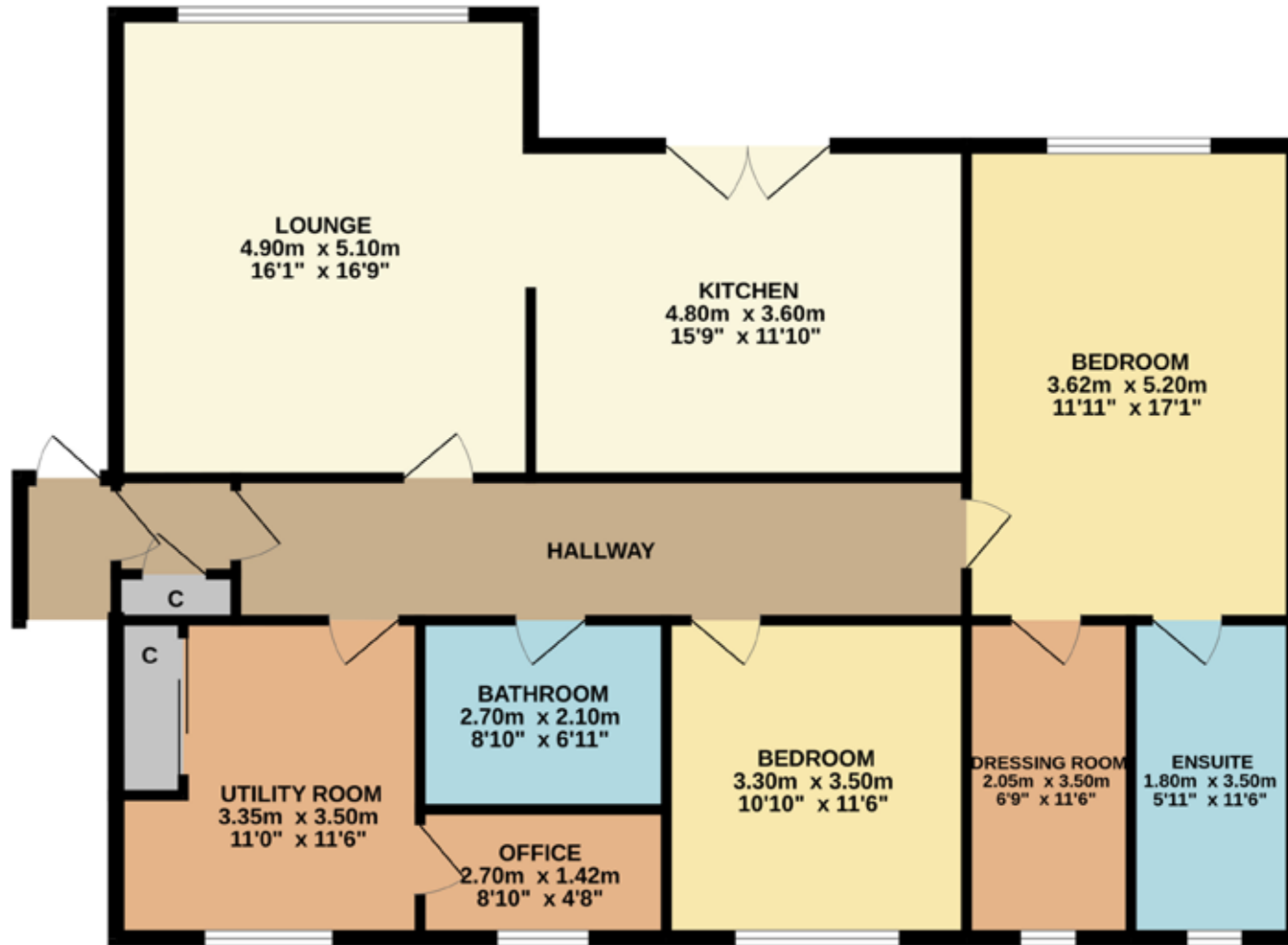
- **En-Suite**

Benefitting from the same modern clean lines as the main bathroom but with a generous walk-in shower & demist mirror.



Floor Plan

GROUND FLOOR





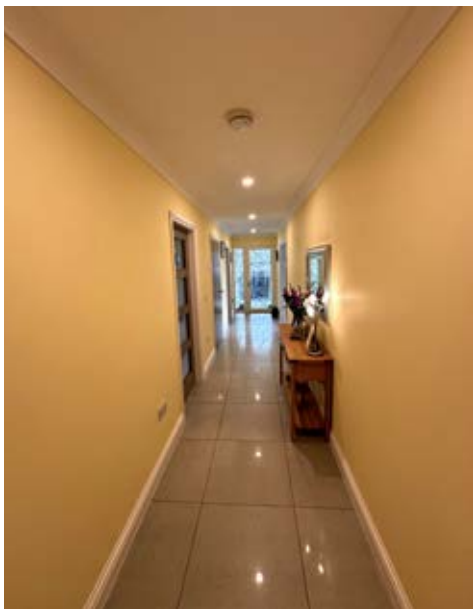
OUTSIDE

The property is accessed via its own driveway which is neatly laid to red granite chips where parking is available for several vehicles. The garden grounds to the front are made up flower beds containing a variety of annual perennials, specimen trees and shrubs. As mentioned earlier, to the rear of Marsh View Cottage, porcelain tiles are laid creating a fabulous and functional patio to enjoy alfresco dining or indeed to enjoy the peaceful surroundings.

A detached brick-built garage has an electric up and over door and benefits from electricity & mains water laid in. For those running electric vehicles, a charging point is located to at the side of the house.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Air Sourced, Solar Panels, Underfloor Heating.	E	B 91





HOME REPORT

A home report can be made available by contacting the office of Threave Rural or can be downloaded direct from 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.

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 **Helena Fox, A B & A Matthews** for a definitive list of burdens subject to which the property is sold.

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 2024

