



NO' 11 WESTPARK COTTAGES

Rotchell, Dumfries, DG2 7NS

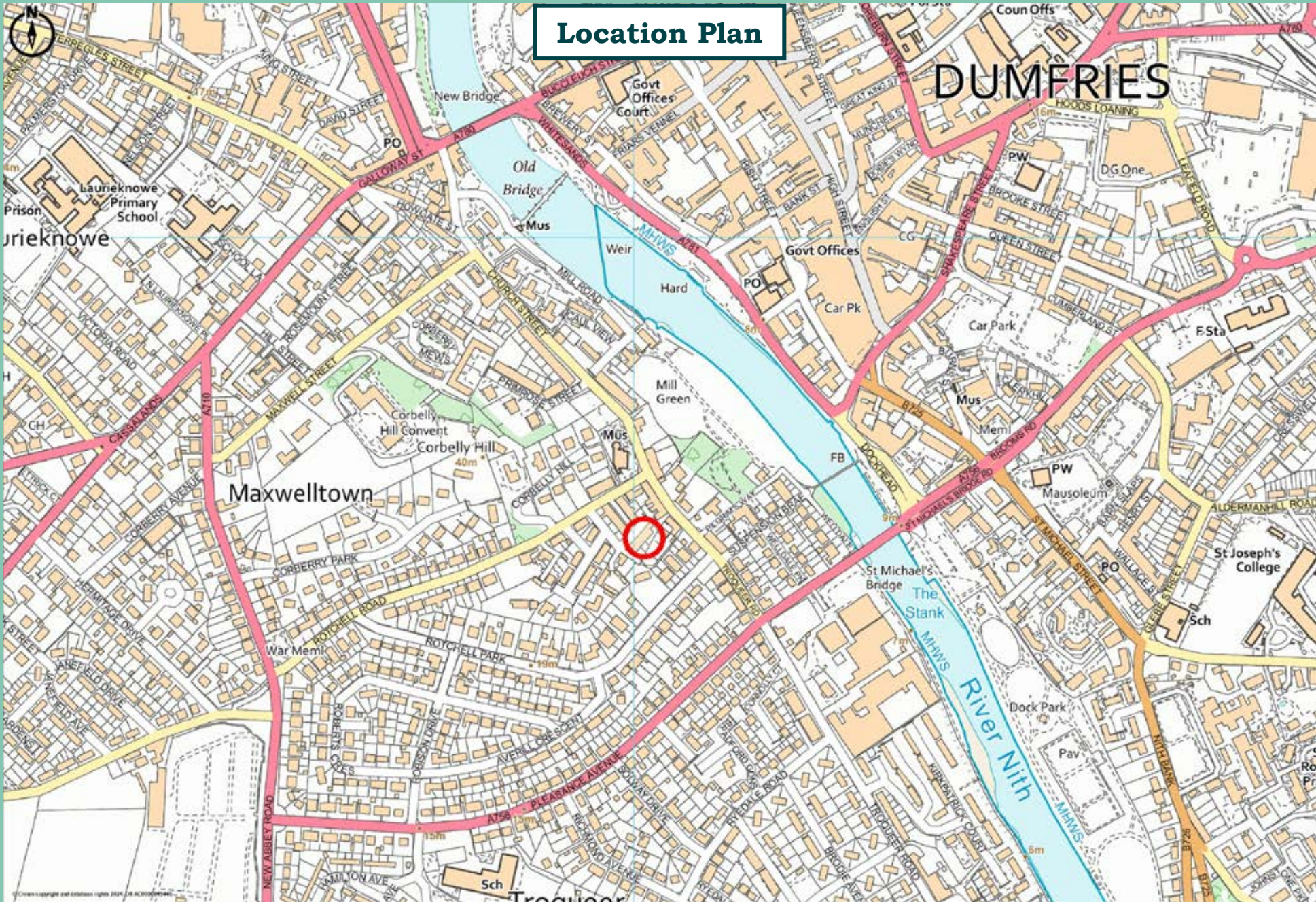


THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

DUMFRIES



No' 11 WESTPARK COTTAGES

Rotchell, Dumfries, DG2 7NS

Carlisle 36 Miles, Glasgow 78 Miles, Edinburgh 81 Miles

A THOROUGHLY CHARMING TRADITIONAL TERRACED COTTAGE NESTLED WITHIN A QUIET RESIDENTIAL AREA OF DUMFRIES

- TRADITIONAL TWO BEDROOM COTTAGE
- ENCLOSED COURTYARD GARDEN
- WITHIN AN EASY WALKING DISTANCE TO ALL TOWN CENTRE AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Steven Whitelaw
JHS Law
8/10 Bank Street
Dumfries
Dumfries & Galloway
DG1 2NS
Tel: 01387 739000



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

No' 11 Westpark Cottages is nestled within a quiet residential area of central Dumfries. This charming property is within walking distance of all town centre amenities and within close proximity to major commuting networks.

This traditional terraced cottage has been well-maintained and improved within the current ownership, offering one / two-bedroom accommodation over two floors. To the rear there is a lovely private courtyard garden, which is the perfect place to relax and enjoy throughout the summer months. Within walking distance there are local parks and the River Nith, where a bounty of native wildlife can be enjoyed on a daily basis, with otters being observed regularly and becoming an attraction for residents and visitors alike. No'11 Westpark Cottages would be an ideal first-time buy or for those wishing to buy to let.

Local services are within the busy market town of Dumfries boasting all essential and professional services along with three retail parks, an ice rink, a University Campus and the recently constructed hospital, which is within a 10 minute drive from the property. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

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 and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

As indicated on the location plan which form part of these particulars.
What3Words: courts.cattle.gobbling

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for No' 11 Westpark Cottages are sought **in excess of: £128,000**

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

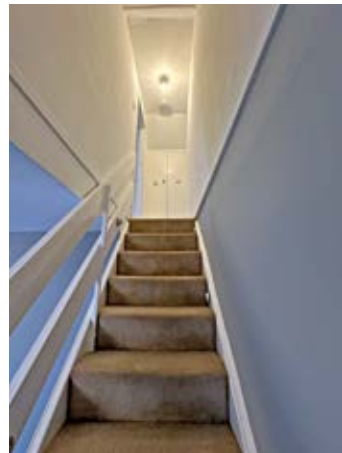
No' 11 Westpark Cottages is of traditional construction set under a slated roof. The accommodation is arranged over two floors briefly comprising:

- **Central Hallway**
The property is accessed through a timber door with a small decorative window, which opens into the central hallway.
- **Bedroom 1**
With a window to the front and a shelved alcove.
- **Sitting Room**
With wood burning stove, window to the rear and stairs off to the first floor.
- **Kitchen**
With floor and wall units, electric oven and halogen hob, plumbed for white goods, window to the rear.
- **Rear Hallway**
With a shower room off and door to the enclosed courtyard.
- **Shower Room**
With a corner shower cubicle, WC & WHB.

FIRST FLOOR

- **Double Bedroom 2**
With built-in cupboards and a window to the front.





Floor Plan

SERVICES

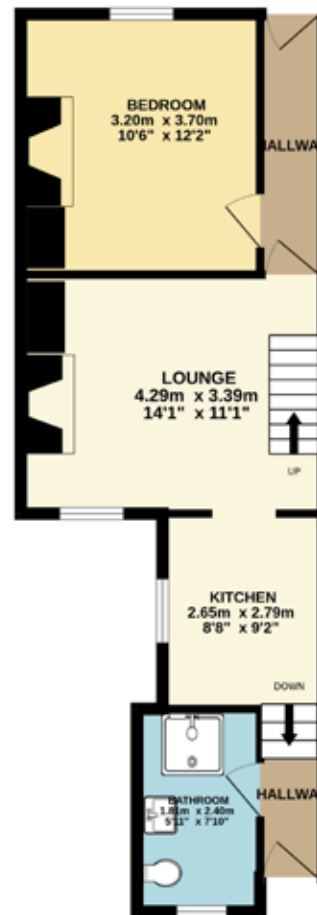
Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Electric	C	E 54

OUTSIDE

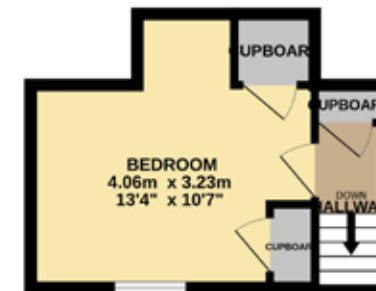
As mentioned earlier, there is a private enclosed courtyard garden to the rear of the cottage.



GROUND FLOOR



1ST 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.
Made with Metropix ©2024

HOME REPORT

A home report can be made available by contacting the sole selling agents, Threave Rural, or can be downloaded via 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, **Steven Whitelaw, JHS Law** 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.

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

