35 CARRONBRIDGE,
THORNHILL,
DUMFRIES

A traditional 18th Century cottage with private garden.

Thornhill 1.5 miles, Dumfries 17 miles, M74 Motorway Link Abington 21 miles (All distances are approximate).

Accommodation
Ground Floor: Entrance Hallway, Sitting/Dining Room, Kitchen, Double Bedroom and a Bathroom.

Exterior: Outside there are steps to a raised lawn/drying green and timber decking.

For sale as a whole.

Situation
35 Carronbridge is located about one and a half miles north of Thornhill in attractive countryside. Thornhill provides good local services and is a picturesque village with a wide tree lined main street. There are Boutique Shops, Hotels, Library, Banks, Cafes, Pubs, Foods Stores, Health Centre, small Hospital, a Pharmacy and a Golf Course can all be found here. The village is served by several bus services to Ayr, Dumfries, Glasgow and Edinburgh beyond. One of the key attractions of the village to prospective residents is the recently refurbished Wallace Academy Primary and Secondary School featuring state of the art educational, sporting and community leisure facilities; the school is rated as one of the best State Schools in southern Scotland.

Dumfries provides a wider range of Shops, Retail Outlets and other services including a major Hospital and it is also home to the Crichton Campuses of both the University of Glasgow and the University of the West of Scotland.

Sanquhar Train Station is less than six miles away and provides a direct rail link to Glasgow city centre. Prestwick Airport, with its links to the rest of the UK and mainland Europe, is about 40 miles distant. Glasgow and Edinburgh Airports are each approximately 60 miles distant and also very accessible.
General Description
35 Carronbridge is accessed immediately off the A76 main road and benefits from on-street parking adjacent to the property. The cottage is of stone construction with a slate roof, whitewashed rubble and ashlar exterior with cast iron rainwater goods. 35 Carronbridge is a delightful property with modern fixtures and fittings – the accommodation can be described more fully as follows:

GROUND FLOOR
Entrance Hallway. A glazed and timber front door opens to an entrance hallway with doors to:

Sitting Room. With feature fireplace with tiled mantle, surround and hearth. The chimney is understood to have been decommissioned.

Bathroom. Bath, WC, wash hand basin.

Bedroom. Double bedroom with large recessed cupboard providing both shelving and hanging space.

Kitchen. Leading through from the Sitting Room is a galley kitchen with fitted base units and wall-mounted cupboards above. Stainless steel sink. Door to a small outside alleyway and steps up to the patio and garden area.

GARDEN
The house has a rear garden which is accessed from the kitchen door via a set of stone steps. The garden is laid out on two levels with a small grass drying green being overlooked by a timber and stone patio area.

GENERAL REMARKS AND INFORMATION
Viewing
Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation
For the benefit of those with satellite navigation the property’s postcode is DG3 5AY.

Fixtures and Fittings
Only items specifically mentioned in the particulars of sale are included in the sale price.

Local Authorities
Dumfries & Galloway Council
Council Offices
English Street
Dumfries
DG1 2DB

Designations
35 Carronbridge was designated a category C listed building on 26th June 1986 (Ref: 17352).

Burdens:
Council Tax Band A.

EPC Rating
Band F.

Services
The property benefits from mains drainage, mains water and mains electricity. Central heating is provided via a back boiler. However, it is understood that the chimney is not currently fit for purpose and needs to be lined.

Entry and Vacant Possession
Entry and vacant possession will be by mutual agreement and arrangement.

Solicitors
Anderson Strathern
1 Rutland Court
Edinburgh
EH3 8EY
Tel: 0131 270 7700

Offers
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 1 India Street, Edinburgh, EH3 6HA

Servitude Rights, Burdens & Wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.
Internet Websites
This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

Misrepresentations
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice
Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.