



WEST NEWLANDS COTTAGE,
THORNHILL, DUMFRIES.

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Thornhill 2.5 miles, Dumfries 18 miles. M74 motorway network junction 13 22 miles.

A charming traditional cottage in an idyllic rural setting

Accommodation on two levels comprises:

- Ground Floor: Hallway. Bathroom. Kitchen. Boiler Room. Sitting Room. Bedroom/Dining Room.
- First Floor: Two Further Bedrooms.
- Cellar
- Garden
- Potential to widen the driveway



CKD Galbraith
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GENERAL

West Newlands Cottage sits in a pretty rural location close to the village of Carronbridge, north of the larger Thornhill. Thornhill is an attractive and bustling village, well known for its individual shops and boutiques. Surrounded by beautiful countryside the village provides a wide range of amenities including hotels, tea-rooms, bank, library, community centre, tennis and squash courts, health centre, pharmacy and a variety of shops. The area also benefits from Wallace Hall Academy recognised nationally as a school of ambition, and a well regarded primary school. Further south, the regional capital of Dumfries provides a wider range of schools, shops, retail outlets, and other services including a major hospital with A&E and various outpatient departments. Also in Dumfries there is the Crichton Campus (Universities of Glasgow and The West of Scotland), providing further and higher education courses, as well as a sports and leisure complex, 'DG One', which offers a variety of events including theatre productions, cultural events, conferences and concerts.

The area offers boundless sporting and outdoor activities including excellent salmon and trout fishing on many of the local rivers and lochs. Nearby Drumlanrig Castle, which dates from the 17th century, is located amidst glorious scenery. The castle and grounds are open to the public and a host of events are held throughout the year. For golfing enthusiasts there is an 18 hole golf course in Thornhill, Dumfries, Southernness and the championship courses of the West Coast such as Troon and Turnberry are within driving distance on the Ayrshire coast. Equestrian pursuits are popular in the region, with several schools, and livery facilities throughout. For nature lovers, there is the Wildfowl and Wetlands Trust at Caerlaverock near Dumfries, as well as an abundance of countryside and walks where many native species can be seen. Mountain biking is well catered for in the regions Seven Stanes forest ranges, and these forests also have designated walks for all abilities, as does Drumlanrig Castle.

Loch Ken and Kippford are well known centres for sailing and other water sports. The Galloway Forest Park is known for its beauty and tranquillity, and is also recognised as Britain's first Dark Sky Park, providing astronomers with phenomenal views of the stars. To the south-west The Artists' Town of Kirkcudbright draws large numbers of visitors to the area throughout the year and has a wide range of galleries and exhibitions. The nearby town of Castle Douglas is known as Scotland's Food Town and has many locally owned individual shops and cafes.

Communications to the area are good with the A75 giving good access to Carlisle in the east and to Stranraer in the west. There is a main line railway station with connections to Carlisle, Newcastle and Glasgow. The M74 motorway north or south can be accessed easily by following the A702 Dalveen Pass to junction 13 at Abington about 22 miles distant. International and domestic flights are available from Prestwick Airport 43 miles, Glasgow Airport 66 miles and Edinburgh airport 65 miles distant.



DESCRIPTION

West Newlands Cottage is a traditional cottage which has been modernised to provide delightful family accommodation. With full double glazing and oil fired central heating, it is comfortable, and equipped for modern life with contemporary kitchen fittings and sanitary ware. A most useful cellar store is accessed from outside. A generous garden is complemented by a gravel drive and parking area.

Of traditional stone construction, painted white under a slate roof, the accommodation on two floors comprises:

Stone steps to:
UPVC and obscured double glazed door to:

Hallway

Access to main ground floor accommodation, stairs to first floor, storage cupboard, Valiant central heating control, wall mounted anti-condensation unit

Kitchen

Range of modern fitted floor and wall units, single stainless steel sink and drainer with mixer tap, space for automatic washing machine, door to Boiler Room, UPVC and obscured double glazed door to rear Garden.

Boiler Room

Worcester Heatslave central heating boiler, electric meter and consumer unit, coat hooks.

Bathroom

Bath with Mira shower over, transparent shower screen, wash hand basin, WC, tiled splash backs, extractor fan.

Sitting Room

Double aspect room with open fire in tiled hearth, surround and wooden overmantle, door to Bedroom 1/Dining Room.

Bedroom 1/Dining Room

Double aspect room, access to roof space

First Floor

Stairs

Large Velux window over

Bedroom 2

Dormer window, coombed ceilings

Bedroom 3

Dormer window, coombed ceilings, access to eaves

GARDEN AND GROUNDS

Gravel driveway from public road leading to gravel parking area to the front of the cottage. Slab path to side patio area. Gravel path to rear garden. To the rear, the garden consists of a drying green, vegetable patch, and further area of grass separated by a post and wire fence, with a number of mature shrubs on the boundaries. From the rear garden there are lovely views towards the railway bridge.

OUTBUILDINGS

Cellar – exterior access
Log Store

SERVICES

Electricity	Mains
Water	Mains
Heating	Oil fired central heating
Drainage	Septic Tank
EPC	E 41

DIRECTIONS

In Carronbridge village on the A76, take the first right hand turn signed 'Local' and continue along this road for about ¾ mile until West Newlands Cottage can be seen on the left hand side opposite a wooded area.

Post code: DG3 5EE

SOLICITORS

Anderson Strathern
1 Rutland Court
Edinburgh
EH3 8EY
Tel: 0131 270 7700
Fax: 0131 270 7788

LOCAL AUTHORITY

Dumfries & Galloway Council.
Carruthers House,
English Street,
Dumfries DG1 2DD
Tel: 01387 260000
Fax: 01387 260225

FIXTURES AND FITTINGS

Fitted carpets and curtains are included in the sale. No items are included unless specifically mentioned in these particulars.

OUTGOINGS

For Council Tax purposes West Newlands Cottage has been assessed as Band C

VIEWING

By appointment with the Selling Agents.

INTERNET WEBSITE AND INTERNATIONAL COVERAGE

This property and other properties offered by CKD Galbraith can be viewed on our website at www.ckdgalbraith.co.uk as well as our affiliated websites www.primelocation.com and www.rightmove.co.uk, www.uklandandfarms.co.uk, www.zoopla.co.uk and www.nethouseprices.com

CKD Galbraith is proactive on both Facebook (facebook.com/ckdgalbraith) and Twitter (twitter.com/ckdgalbraith). Our dedicated social media officer ensures our pages are updated on a daily basis. Social media marketing is an excellent way of ensuring your property is exposed to a wide national and international audience and journalists are now using twitter to source properties for editorial in newspapers, magazines and websites.

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing prospective purchasers are advised to seek their own professional advice.

2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4. Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5. Offers

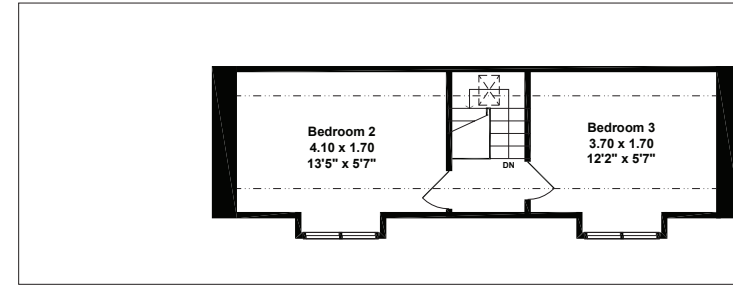
Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 120 King Street, Castle Douglas DG7 1LU. Tel: 01556 505346

6. Third Party Rights and Servitudes

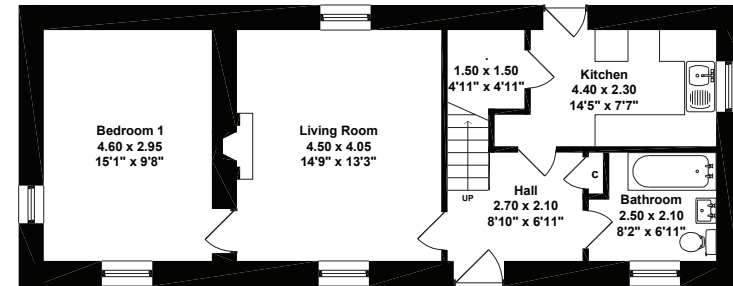
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

MORTGAGE FINANCE

CKD Galbraith has an alliance with independent mortgage brokers Springtide Capital Ltd, who through their excellent relationships with lenders and private banks can advise on the most suitable mortgage for your circumstances. For further information, contact Matthew Griffiths who is based in our Edinburgh office on 0131 240 6990.



First Floor



Ground Floor

