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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

27 KING STREET, CASTLE DOUGLAS, DG7 1AB
TEL: 01556 504030 FAX: 01556 503277 EMAIL: cd@gmthomson.co.uk

www.gmthomson.co.uk

FOR SALE HAWTHORN COTTAGE SOUTHERNESS, DUMFRIES AND GALLOWAY



Attractive traditional Galloway cottage containing good sized quality accommodation and occupying a superb coastal position with beach frontage and sea views on the prime sea front area within the small popular village of Southernness.

The cottage is very well suited for owner occupation or holiday letting and is available fully furnished and equipped.

ACCOMMODATION

Entrance Porch; Hallway; Living Room; Sun Lounge; 3 Bedrooms; Kitchen/Dining Room; Utility Room; Bathroom.

Fully double-glazed good sized gardens to front and rear. Full oil fired central heating.

PRICE: OFFERS OVER £180,000 ARE INVITED.



Regulated by RICS

OTHER OFFICES AT DUMFRIES AND NEWTON STEWART



Description

Hawthorn Cottage is a delightful semi detached stone built, slate roofed cottage with modern extension containing good sized good quality accommodation and occupying a prime position on the shore front at Southernness Village.

The cottage has a Scottish Tourist Board 4 Star self catering rating and was until recently operated as a holiday house consistently demonstrating an extremely good customer demand details of which are available on request.

The property also has the advantage of being very well suited for owner occupation.

Hawthorn Cottage is situated in a quiet location on a private road overlooking the beach and is a deceptively large 200 year old sea front cottage which is tastefully furnished, fully equipped and maintained to a high standard.

The sun lounge enjoys south facing views past the lighthouse across the Solway Firth to the Cumbrian fells and mountains.

Close at hand in Southernness Village there are shops, amusements and a good hotel. Less than a mile away is the superb Southernness championship seaside golf links and within a short driving distance there are castles, gardens, forests, hiking, cycling, fishing, pony trekking and other activities.

Good shopping facilities and a main line railway station are situated in Dumfries, 15 miles to the north east.

The cottage has been extensively renovated and improved in attractive traditional style in recent years including electrical upgrading being very well equipped with electrical sockets, complete re-slating using hand dressed Westmorland slates, re-painting and treating of outer walls under a 25-year guarantee, complete installation of new seamless gutters and replacement of flat roof covering.

The property offers a rare opportunity to acquire a high quality fully equipped holiday house or permanent residence with superb coastal position.

Directions

From Dumfries take the A710 New Abbey Road. Pass through the villages of New Abbey and Kirkbean. After Kirkbean take the next left signposted Southernness. Follow the road through Southernness to just before the beach and turn left onto the private access road. Hawthorn is the third cottage on the left.

Accommodation

Entrance Porch 1.1m x 1.1m approx.

Tiled floor; UPVC framed double-glazed side window; traditional timber entrance door; glazed door to hallway.

Hallway 7.05m x 0.91m plus 3.7m x 0.96m approx.

Fitted carpet; radiator; electric meters.



Living Room 4.6m x 4.5m approx.

Spacious well proportioned high ceilinged living room with fitted carpet; fireplace; 2 radiators; UPVC framed sealed unit double-glazed windows to side and rear; curtains; glazed door to sun lounge.



Sun Lounge 4.0m x 2.58m approx.

Fitted carpet; vertical blinds; double-glazed windows; radiator.

Bedroom 1 4.29m x 4.65m approx.

Master bedroom with full height ceiling; fitted carpet; curtains; UPVC framed sealed unit double-glazed window to front; radiator; wash hand basin with vanity unit; fitted cupboard; feature fireplace with wood surround and mirror.



Bedroom 2 **3.58m x 3.16m approx.**

Fitted carpet; radiator; UPVC framed sealed unit double-glazed window to front; curtains; wall mirror; fitted cupboard.

Bedroom 3 **3.55m x 2.1m approx.**

Fitted carpet; radiator; UPVC framed sealed unit double-glazed window to front; curtains; fitted bed unit with two singles and chest of drawers.

Kitchen/Dining Room **4.04m x 4.0m approx.**

Fitted carpet and vinyl flooring; UPVC framed sealed unit double-glazed windows to side and rear; vertical blinds; radiator; central heating programmer; 3 ceiling spotlights; superb traditional range of wood fronted wall and base units incorporating stainless steel sink with drainer and fitted Ignes electric oven and hob; Bosch dishwasher.

Bathroom **2.38m x 2.18m approx.**

Fitted carpet; radiator with towel rail; modern bath, w.c. and w.h.b. with MY power shower over bath; wall mirror; UPVC framed sealed unit double-glazed window to side.

Utility Room **2.45m x 1.7m approx.**

Fitted carpet; fitted units; UPVC framed sealed unit double-glazed window; fridge/ freezer; tumble drier and Bosch washing machine.

Outside

A good sized well maintained lawned garden area extends to the rear with garden shed and two rear halogen lights. A good sized private garden area is situated to the front with stone chip pathways, sun dial, bench, planters and two lantern wall lights at the front entrance porch.



A further private lawned garden area on the opposite side of the driveway is situated to the front leading directly onto the foreshore.

The cottage enjoys a superb uninterrupted coastal outlook to the front over the garden areas from the living room, sun lounge and all bedrooms. An attached boiler house housing the central heating boiler is situated to the rear together with a modern oil storage tank.

Services

Mains supplies of water and electricity are connected.

Drainage is to the village system.

A full modern oil fired central heating system is installed with the boiler serving a full system of modern pressed steel radiators each with individual thermostatic controls.

All floor coverings, curtains, light fittings, fitted appliances and white goods are available with the property, if required, together with all furnishings and equipment by separate negotiation to enable the property to be utilised immediately as holiday accommodation. A full inventory of furnishings and equipment is available on request.

Viewing

Viewing strictly by appointment with the sole selling agents:

G M Thomson and Company

27 King Street

Castle Douglas, DG7 1AB

Tel: 01556 504030

Fax: 01556 503277

Email@ jim.stalker@gmthomson.co.uk



Price:

OFFERS IN EXCESS OF £180,00 ARE INVITED.

Offers should be submitted to the selling agents in proper Scottish legal form.

Offers/Closing Date

It is possible that a closing date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

A Home Report is available from Onesurvey Ltd at www.onesurvey.org.

Post Code:

DG2 8AZ

Rateable Value:

£1,000.

Rate poundage: 44.1

Drainage service charge: £330 per annum.

Particulars

These particulars were prepared on 1st September 2011 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give ground for action at Law. Where dimensions are shown, these are approximate only.

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