



ROSEBANK COTTAGE, BLACKERNE, CASTLE DOUGLAS, DG7 3JQ

PRICE: OFFERS OVER £190,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	5.14m x 4.26m (approx)
Conservatory	4.70m x 3.00m (approx)
Kitchen	2.31m x 4.14m (approx)
Shower Room	1.79m x 1.99m (approx)
Bedroom 1	3.12m x 3.64m (approx)
Bedroom 2	3.59m x 3.51m (approx)

EPC— D

Council Tax Band— C

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



A delightful and charming well presented two bedroom semi-detached country cottage on the outskirts of Castle Douglas with marvellous views over neighbouring farmland. The property is conveniently located approx. 1 mile from Ernespie Farm Park, and approx. 2.5 mile drive into the 'Food Town' of Castle Douglas which offers a wide range of individual merchants including traditional butchers and bakers, convenience stores, cafes and restaurants, Post Office, hairdressers, doctors, dentist, Tesco and Aldi Supermarkets and community hospital. There is also a regular bus service from Castle Douglas to Dumfries and Kirkcudbright. Rosebank benefits from gas central heating and double glazing throughout, private off street parking, workshop, large Conservatory to the rear and generous mature gardens. Viewing is highly recommended.

The cottage offers: generous sized living room with open farmland views to the front of the property and multi fuel stove; ample sized kitchen with granite worktops, a range of floor and wall cupboards, induction hob, integrated electric oven, microwave, fridge/freezer, washing machine and dishwasher which are both plumbed in, all kitchen white goods are included in the sale; Conservatory (presently used as a dining room); Bedroom 1 is a spacious double room with built in wardrobes and views to the front of the property; Bedroom 2 is a double room to the rear of the property with picturesque views over neighbouring farmland; bright tiled Shower room with W.C., washhand basin and modern corner shower. The gardens are easy to maintain and are planted with a variety of mature shrubs providing year round interest as well as a variety of fruit trees including apple, pear and greengage. There is also a workshop to the side of the property which has electric lighting and power. To the rear of the property there is a small shed with electric installed, coal bunkers, log shed and a timber wheelie bin storage unit.



SERVICES

Mains water, gas, electricity and drainage.

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.





