



**Rose Cottage, Crocketford, Castle Douglas, DG2 8RA**

**GG&B**  
PROPERTIES



# Rose Cottage, Crocketford, Castle Douglas, DG2 8RA

“Beautifully presented cottage with parking and gardens, located on the edge of Crocketford village adjoining countryside.”

## Ground Floor

- + Open plan Lounge/Dining/Kitchen
- + Utility Room
- + 4 Bedrooms (1 with En-Suite Shower Room)
- + Family Bathroom

## Outside

- + Garden
- + Parking Area
- + Garden Shed

EPC Rating D



## LOCATION

Crocketford, previously a toll village known as Nine Mile Bar, is situated midway between Dumfries and Castle Douglas, being 9 miles to each town. The village was home to the Buchanites and retains much of its historic character. Amenities in the village itself include a shop, hotel and a village hall. The towns of Castle Douglas and Dumfries are easily accessible by car or by a regular local bus service. Crocketford is surrounded by lovely countryside and Galloway's rolling hills. Auchenreoch Loch nearby offers a variety of watersports and rural cycle routes are directed around the surrounding villages. A popular local primary school is located at Springholm, just 2 miles away.

## DESCRIPTION

Beautifully presented, extended and fully modernised, traditional cottage with parking area and gardens. The property enjoys light filled, flexible accommodation and layout arranged over one level. It has double glazing, oil fired central heated radiators and under floor heating in the open plan lounge/dining kitchen.

The bright entrance way leads to a wonderful, spacious, open plan lounge/dining/kitchen with feature full height corner windows and bi-fold doors which provide views across the garden and countryside beyond, spacious separate living and dining areas and a modern, well appointed, fitted kitchen. There are four, well presented, double bedrooms (1 with a modern fitted shower room) and a modern fitted family bathroom which also includes a separate shower cabinet. The modern fitted utility room also provides access to the front of the property.

Outside, the garden grounds adjoin fields at the front and rear, and comprise a parking area and sizeable lawns with a paved seating area and some fruit trees.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Part glazed wooden external front door; double built-in storage cupboard with shelving, hanging space and alarm; access hatch to roof space; modern wood flooring; Nest heating control; smoke detector; downlights; doors to the inner hall, utility room and part glazed door to the lounge/dining/kitchen.

#### Open plan Lounge/Dining/Kitchen

Delightful family space comprising separate lounge, dining and kitchen areas with underfloor heating.

Feature full height corner windows and bi-fold doors opening on to the garden with views across adjoining fields; window to the front and obscure glazed window to the rear; television aerial connection; downlights; lvar under floor central heating thermostats x 3; telephone point; modern wood flooring.

Modern pale green coloured fitted wall and floor units with a complementing granite worktop extended to include a breakfast bar area, Franke stainless steel sink unit and drainer with boiling water tap, Smeg range cooker with 5 ring induction hob and chimney extractor hood above; under unit lighting; integrated Neff dishwasher; integrated under counter fridge and freezer; heat detector; smoke detector; modern wood flooring.

#### Utility Room

Large window to the front; modern fitted wall and floor units incorporating Lamona stainless steel sink unit, drainer and a pantry cupboard with a complementing worktop; Worcester oil central heating boiler; integrated washing machine; extractor fan; carbon monoxide detector; modern wood flooring; part glazed UPVC external door to the front garden.

#### Inner Hall

Bright hallway with two front facing windows; access hatch to the roof space; fitted cupboard storing meters and fuse box; two smoke detectors; Nest heating control; two radiators; fitted carpet; white panelled doors to 4 bedrooms and bathroom.

#### Master Bedroom with En-Suite Shower Room

Part obscure glazed window to the rear; fitted carpet; radiator; door to the en-suite shower room.

#### En-Suite Shower Room

Modern white fitted shower room comprising w.c. and wash-hand basin with mirror fronted cabinet above; large shower cabinet with waterproof wall panelling, large shower head and sliding doors; extractor fan; downlights; tiled flooring; chrome radiator rail.

#### Bedroom 2

Double bedroom with two windows to the front; fitted carpet; radiator.

#### Bedroom 3

Double bedroom with window to the front; fitted carpet; radiator.

#### Bedroom 4

Presently set up as a twin room with window to the rear; fitted carpet; radiator.

#### Family Bathroom

Modern white fitted bathroom comprising free standing bath, w.c. and wash-hand basin with mirror fronted cabinet above; large shower cabinet with waterproof wall panelling, large shower head and sliding doors; extractor fan; downlights; tiled flooring; chrome radiator rail.

## OUTSIDE

### Garden

Double gates give access to a driveway and parking area for several vehicles with flower border and the oil tank. A small wooden fence with pedestrian gate separates the parking and gardens areas. The garden which adjoins fields at the front and side is largely laid to lawn with a fruit tree and continues round to the rear of the property where there is a paved seating area and pathway, fruit trees and a wooden garden shed. There are outside lights.

## VIEWING

By appointment with the Selling Agents on 01556 504038.

## HOME REPORT

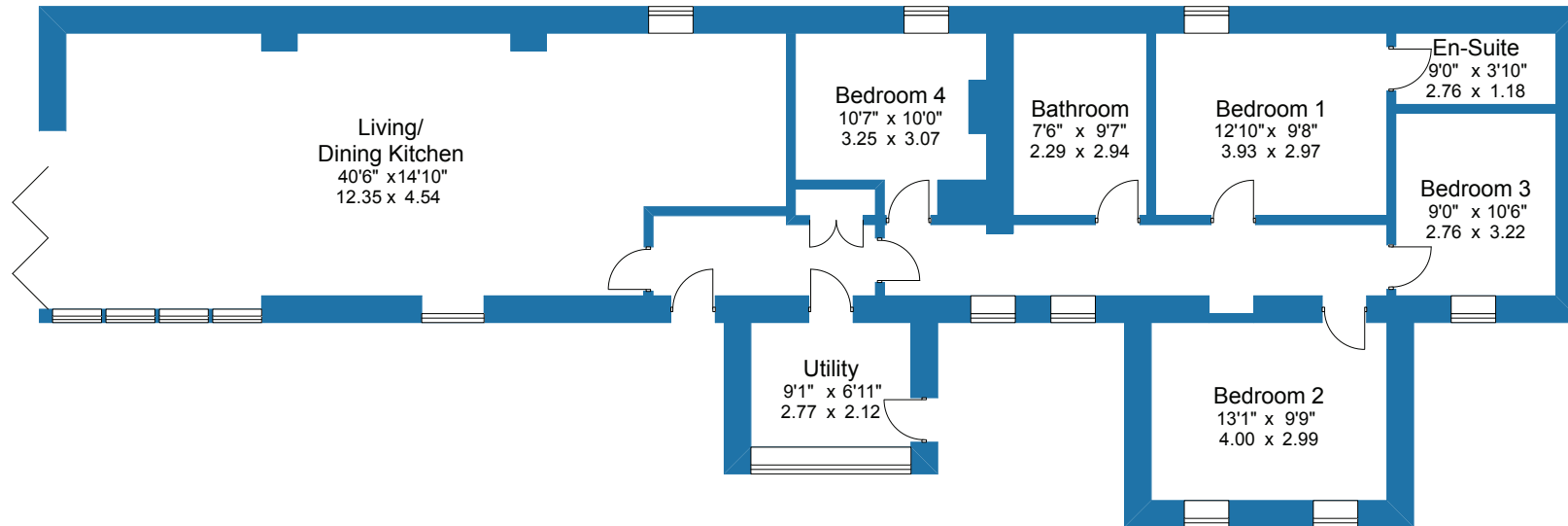
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

## OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.







For illustrative purposes only. Not to scale.



135 King Street  
Castle Douglas  
DG7 1NA  
01556 503744

33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



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Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.  
The photographs have been taken with a digital camera, using a wide angled lens.

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