



Criffel Cottage, Southernness, DG2 8AZ

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“End terraced, single storey cottage, only a short walk away from Southernness beach.”

Accommodation

- + Dining Kitchen
- + Lounge
- + 2 Double Bedrooms
- + Shower Room

External

- + Garden
- + Parking Space

EPC Rating E

Council Tax Band B



LOCATION

Dating from the 19th century, Criffel Cottage enjoys a central location within the village and is only a short walk away from Southernness beach. Southernness is a popular coastal village located approximately 16 miles from Dumfries and 14 miles from Dalbeattie. The village is home to a championship golf course and offers several amenities including shops, hotel and a pub. The Southernness Lighthouse is the second oldest in Scotland.

DESCRIPTION

Single storey, two bedroom, end terraced cottage offering deceptively spacious accommodation. Criffel Cottage benefits from UPVC double glazing and electric storage heating. Outside, the small, easily maintained front and rear garden grounds are laid mainly to lawn. There is a single parking space by the entrance door. Further parking is available nearby, in the Southernness village car park and there would be potential to add a parking space to the front of the property, subject to obtaining the necessary permissions. The property would suit retired buyers and holiday let investors alike.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC double glazed obscure glass door at the rear of the property into the dining kitchen.

Dining Kitchen 3.55m x 2.7m (excluding hall area)

Window to rear with roller blind. A range of wall and floor mounted units with blue speckled stone effect worktops and tiled splashback. Integrated Hotpoint electric hob, cooker hood and oven. Sink with single drainer. Electrolux under counter fridge freezer. Electric heater. Fire blanket. Cupboard with shelving and hooks. Electric meter and fuse box. Hall area with doors to both bedrooms, lounge and shower room. Coat hooks.

Lounge 4.7m x 4.5m (at widest)

2 windows to front, one with small cupboard below. Wood burner with tiled base, stone surround and wooden mantelpiece. Electric heater. Television point and telephone point. Cupboard with shelving and hooks. 5 wall lights. Carbon monoxide alarm.

Bedroom 1 4.63m x 3.67m (excluding doorway)

Window to front. A range of built in wardrobes and dressing table, with mirror, shelving and hanging rails. Electric heater. Wash hand basin with cabinet below, tiled splashback, mirror and shaving light/point. Towel rail. Telephone point. Coat hooks. Smoke alarm. Hatch to attic.

Bedroom 2 3.4m x 3.29m

Window to side with roller blind. Electric heater. Built in wardrobe with shelving and hanging rail. White wash hand basin with cabinet below, tiled splashback, mirror and shaving light/point. Coat hooks. Shelf.

Shower Room 2.3m x 1.9m

Window to rear with roller blind. White suite of W.C, wash hand basin and shower cubicle with Triton Madrid electric shower and curtain rail. Tiling to full height at shower cubicle. A small range of built in floor and wall mounted units, one housing Senis washing machine. Tiled splashback at units and at wash hand basin. Wood panelling to half height on 2 walls. Electric heater. Coat hooks. Towel ring. Grab rail. Mirror.

External

The small front garden is laid to lawn and opens out directly onto the lane leading to Southernness beach. Single mature bush. Wooden fence borders with the 2 neighbouring cottages. There would be room available to add a parking space, subject to obtaining the necessary permissions.

At the rear of the property, there is a small area of grass used as a parking space by the entrance door. Paved area. Outdoor light. There is a wooden gate to a lane at the side of the property with various plastic storage containers.

Please Note

White goods are included in the sale.

VIEWING

To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

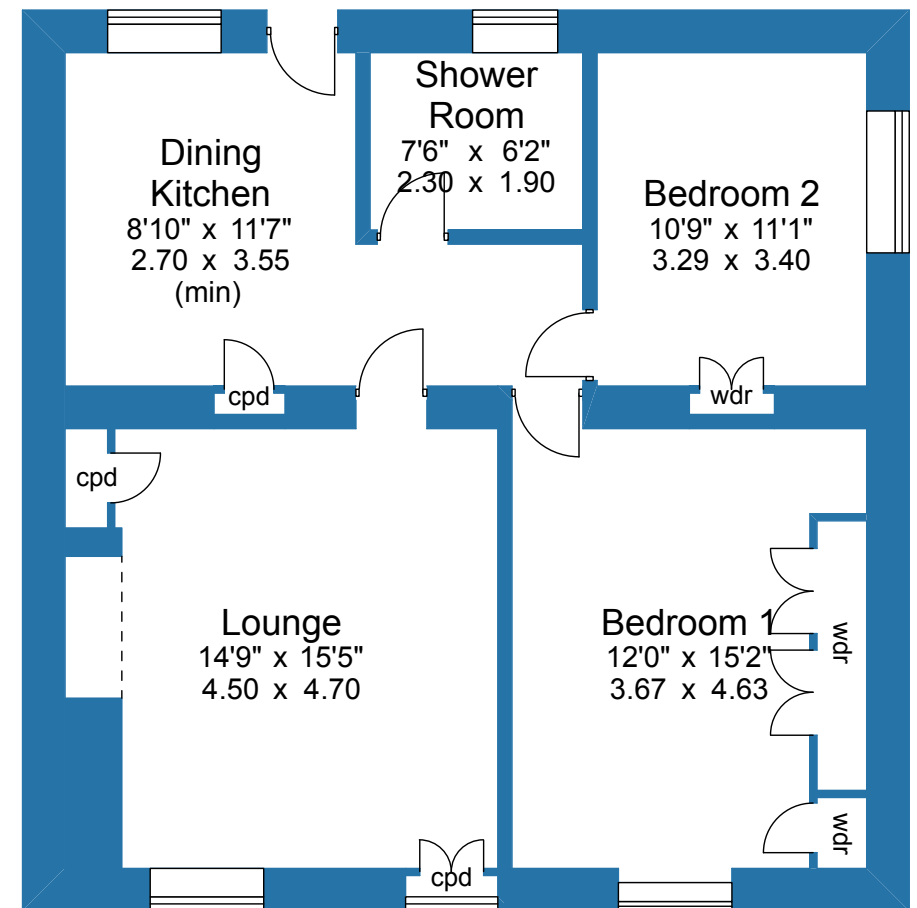


HOME REPORT

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 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.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
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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