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Solicitors & Estate Agents



ALMA COTTAGE

BORGUE, KIRKCUDBRIGHT, DG6 4SH

Bright and airy detached stone built cottage under slate roof on the edge of the village of Borgue.



Accommodation:

Ground Floor:

Entrance Hallway
Dining Kitchen
Sitting Room
Shower Room

First Floor:

Double Bedroom

Outside:

Seating Area. Shed.

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Alma Cottage is a well presented one bedroom detached cottage which provides surprisingly spacious and light accommodation throughout. The property is currently operated as a self-catering holiday cottage by the existing owners.

The village itself is a very friendly and active community, with many events organised in the village hall. This part of Dumfries & Galloway is renowned for its excellent scenery. Inland there are magnificent hills and lochs, whilst Borgue is particularly well placed to enjoy the many attractive areas of coastline in close proximity, with Carrick and Sandgreen being perhaps the best known.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town".

Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo.

ACCOMMODATION

Entered through uPVC composite glazed door from front into:-

ENTRANCE HALLWAY

Bright entrance hallway with Karndean tile effect flooring. Radiator. Ceiling light. Smoke alarm. With doors leading off to Dining Kitchen, Shower room and Sitting room.

DINING KITCHEN

2.95m x 4.79m

Spacious dining kitchen running the full depth of the cottage with Karndean tile effect flooring. Throughout. Radiator. uPVC double glazed window to front with blind above and deep sill beneath. Recessed LED ceiling spotlights. Smoke alarm / heat sensor. BT telephone point.

The Kitchen area benefits from a good range of pine fitted kitchen units with solid wooden work surfaces. Zanussi washer dryer. Electric integrated oven. Electric hob. Extractor fan above. Stainless steel sink with mixer tap and drainer to side. Further uPVC double glazed window to rear with roller blind above

SHOWER ROOM

1.80m x 1.75m

uPVC double glazed window to rear with roller blind above and deep sill beneath. White W.C. White wash hand basin inset into contemporary vanity unit providing useful additional storage. Fixed backlit bathroom mirror with glass shelf beneath. Respatex style wall paneling to chest height. Chrome heated towel rail. Walk in corner shower cubicle with mains shower above. Extractor fan.

SITTING ROOM

2.70m x 4.79m

Bright front facing reception room which runs the full depth of the cottage. UPVC double glazed window to front with blind above and deep sill beneath. Wall lights. Recessed alcove with built in shelving with lighting and cupboard beneath. Fitted carpet. Radiator.

Painted wooden handrail with carpet runner leading to

First Floor

DOUBLE BEDROOM

5.76m x 4.79m

Spacious double bedroom with an abundance of natural light from four Velux windows with built in black out blinds. Radiator. Fitted carpet. Build in wardrobe. Partially coombed ceiling. Ceiling spotlights. Smoke alarm.

OUTSIDE

There is an seating area with grass and a shed, providing a lovely sun trap in the Summer. Parking and washing line area to side of the property.

CONTENTS

Some of the contents may be available by separate negotiation.

BURDENS

The current Rateable Value for the property is £1,050.00 (effective from 01 April 2023).

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and mains drainage but no guarantee can be given at this stage. Radio link. Electric boiler with Nest Thermostat for remote control of heating.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

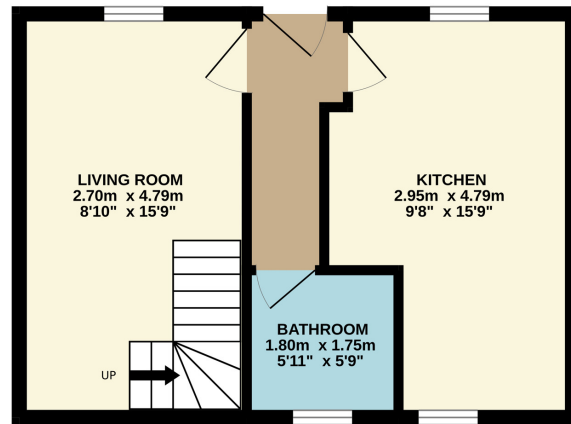
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

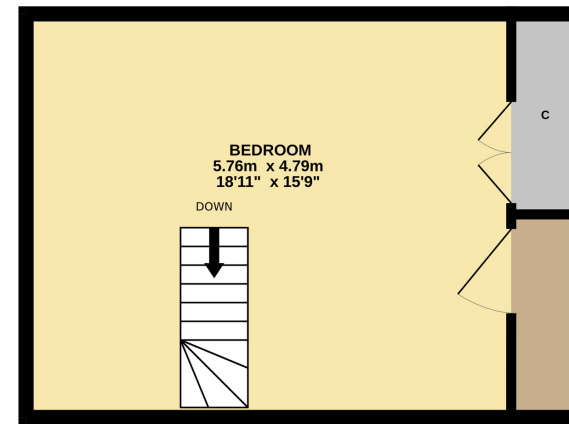
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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