



**ERNMENZIE COTTAGE**  
CASTLE DOUGLAS, DUMFRIES AND GALLOWAY







# ERNMENZIE COTTAGE, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY

A charming two bedroom, end terrace cottage located in a convenient yet rural location

Castle Douglas 2.6 miles ■ Dumfries 17 miles ■ Carlisle 51 miles

Offers Over £220,000

- 2 reception rooms. 2 bedrooms
- Far reaching country views
- Shared courtyard area



**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket



Hallway



Living area

### SITUATION

Ernmenzie Cottage is nestled within the rolling countryside near to the town of Castle Douglas which is just over 2 miles away and is known as Dumfries and Galloway's Food Town and has many local individual shops and businesses providing a varied selection of gifts, foods and services. There are both primary and secondary schools in the town along with supermarkets, health services, veterinary services and a livestock market.

Dumfries is the principal town in the area, and provides a wider range of schools, shops, retail outlets, and other services including the region's main hospital, the Dumfries and Galloway Royal Infirmary. Also in Dumfries there is the Crichton Campus of the West of Scotland University, providing further higher education courses.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits, and is a popular tourist destination. There is good hill walking opportunities in the Southern Uplands as well as the nearby Galloway Hills, and cycling along some of the new designated cycle routes as well the Seven Stanes mountain bike routes, including Ae Forest and the Galloway Forest Park. The Galloway Forest Park which is known for its beauty and tranquillity, being the centre of the Galloway and Southern Ayrshire Biosphere and Britain's First Dark Sky Park, which provides astronomers phenomenal views of the stars. Loch Ken is renowned for its water pursuits, water skiing, sailing, fishing and many others, and The Galloway Activity Centre (just a short distance away) offers a variety of learning courses.

### DESCRIPTION

The former Ernmenzie steading was converted by the current owners in 2005 to form three properties with all three properties being architect designed. Ernmenzie Cottage benefits from a south easterly aspect, allowing a bright and spacious property while retaining a cosy, cottage feel. The kitchen has ample room for dining and benefits from integrated appliances including: hob with double oven and extractor above, dishwasher, fridge and freezer. Adjoining is the separate utility room which houses the oil-fired boiler and controls for the underfloor heating. The living area is a cosy space with a gas fire (currently not in use) which could be easily reinstated or possibly converted to facilitate a wood burning stove. This leads on to the sunroom which offers a prime spot to absorb the far reaching views of the countryside. The property then has 2 double bedrooms with built in wardrobes with the master bedroom having an ensuite shower room. The loft space has been floored and has electric points and lighting.

Access to the property will be via a shared driveway with shared parking within the courtyard. Pedestrian only access to the side of the property and shared vehicle access to the front of the property which is for Ernmenzie Cottage, The Granary and The Steading only.

### ACCOMMODATION

**Ground Floor:** Entrance Hall. Living area. Sunroom. Dining kitchen. Utility room. Bedroom 1. Bathroom. Master Bedroom with ensuite shower room.



Sunroom



Kitchen



Utility Room



Master Bedroom



### GARDEN

Directly from the sunroom is an enclosed paved patio area and lawn with drying area. This extends to a further larger grassed area. The garden boundaries have not been fenced, pegs currently define the boundaries.

The fencing of the boundaries will be the responsibility of the purchaser.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Ernmenzie Cottage	Mains	Mains	Private Septic Tank	Freehold	Oil Fired - underfloor heating system	Band C	Band D

### BROADBAND & MOBILE SIGNAL

Broadband is available. There is mobile signal, which will vary in strength depending on provider.

### FLOODING

There is no specific risk of flooding. The flood maps can be viewed at <https://map.sepa.org.uk/floodmaps>

### POST CODE

DG7 2NX

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: outgoing.winner.underline

### SOLICITORS

Mr Adam Turnbull, Gillespie Gifford and Brown

### LOCAL AUTHORITY

Dumfries and Galloway Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.







Bedroom 2



Bedroom 2

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

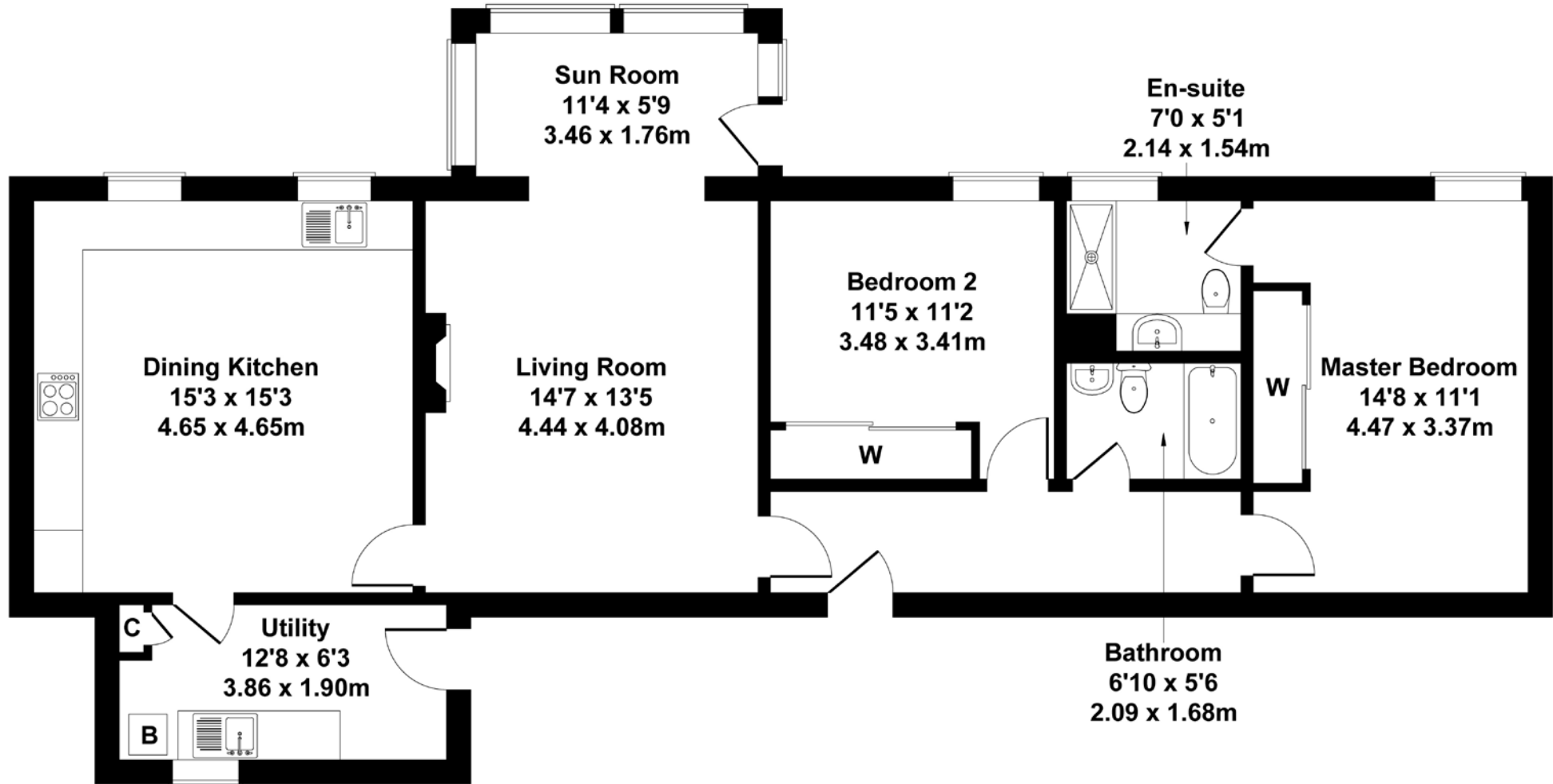
Failure to provide required identification may result in an offer not being considered.

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2024

# Ernmenzie Cottage, Castle Douglas, DG7 2NX

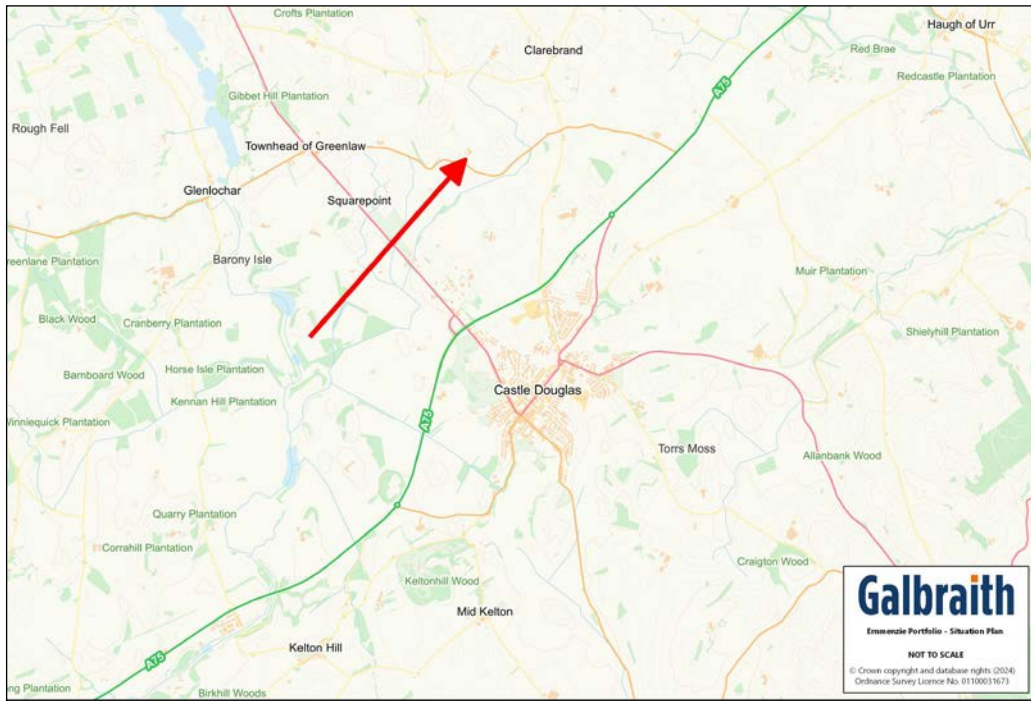
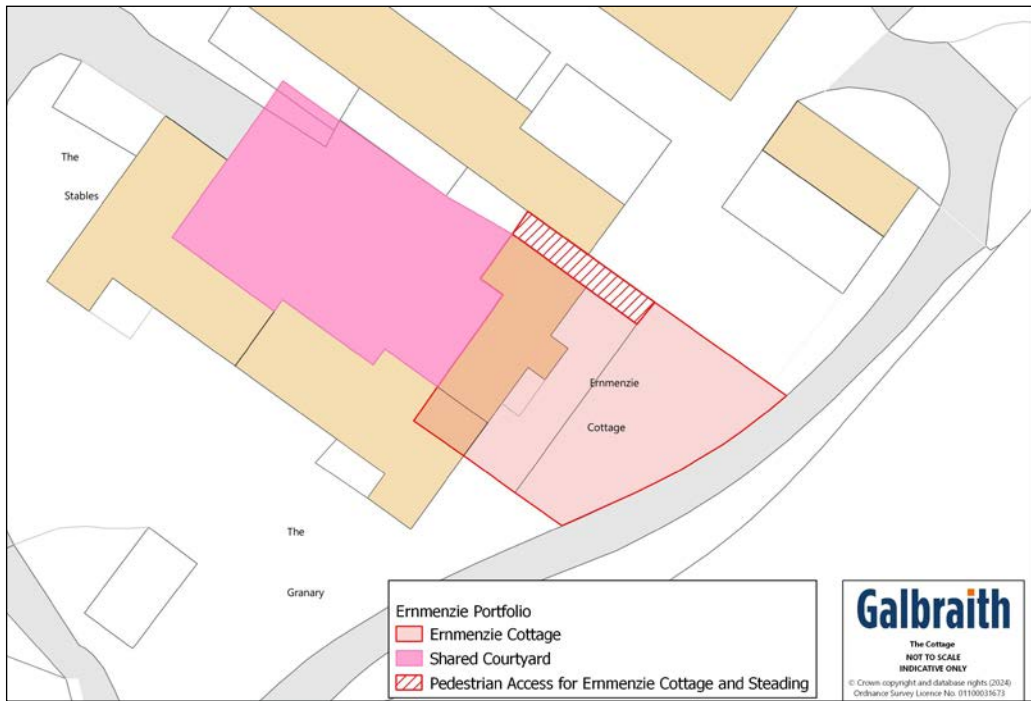
Approximate Gross Internal Area  
1109 sq ft - 103 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.









**Galbraith**



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