



DUMFRIES & GALLOWAY
SOLICITORS PROPERTY
CENTRE

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Northcarse, Carsethorn, Dumfries, DG2 8DS



Offers over £249,000

SPACIOUS NEWLY BUILT 4 BEDROOM DWELLING IN A STUNNING PRIVATE COASTAL DEVELOPMENT

VIEWS OF CRIFFEL AND THE SOLWAY COAST

PLOTS WITH FULL PLANNING PERMISSION ARE ALSO AVAILABLE

ACCOMMODATION:

HALL, LIVING ROOM, OPEN PLAN FAMILY/DINING/ KITCHEN, UTILITY, SHOWER ROOM, 4 BEDROOMS (MASTER ENSUITE WITH DRESSING AREA), FAMILY BATHROOM

OUTSIDE:

GARAGE, AMPLE GARDEN WITH PATIO AREA

PRIMROSE & GORDON

92 Irish Street

DUMFRIES

Tel: 01387 267316

Fax: 01387 269747

E Mail: enquiries@primroseandgordon.co.uk

www.primroseandgordon.co.uk

REF: **C20432**



[View of Criffel from Development](#) [View of Coastline](#)



Back of property



Landscape

LOCATION & DESCRIPTION

Carsethorn is situated just off the A710, 14 miles outside the town of Dumfries.

It is a friendly hamlet sitting on the sandy coastline. The commanding surrounding landscape offer truly panoramic views. Carsethorn hosts a welcoming inn serving whilst less than a mile away, the neighbouring village of Kirkbean has a primary school, small hotel, and a community hall.

New Abbey just over 5 miles from Carsethorn, and on the main A710 heading back to Dumfries, provides other services such as a Post Office, grocers store, doctors surgery, café, two welcoming public houses, bowling green, gift shops and an art gallery. There are also several golf courses nearby.

Carsethorn, Kirkbean and New Abbey are served by a regular bus service, providing transport to Dumfries and Dalbeattie.

The development is situated on the approach to Carsethorn, at Northcarse.

The house is extremely spacious and thoughtful in its layout and is finished throughout in solid oak. Fully equipped kitchen and bathrooms have been designed and fitted to a high standard to give a truly elegant finish.

Both the living room and the open plan family dining and kitchen are extremely generous in their dimensions giving flexibility and space.

The galleried staircase will provide another stunning feature in these beautiful properties.

Externally, the house is designed to complement their village location, finished in a natural render with granite style brickwork features.

Accommodation will comprise:-

VESTIBULE

2.4m x 1.725m

Large and welcoming vestibule with single down lighter and radiator. Through oak door with glass panel to:-

HALL

4.8m x 2.750m

Spacious hall, with cornicing, fitted carpet, down lighters, telephone point, radiator, under stairs storage cupboard and smoke detector.

LOUNGE

5.175m x 4.8m

Two large windows giving excellent views of the local area, cornicing, fitted carpet, TV & telephone points, radiator and oak and glass panelled French doors opening into family/kitchen area.

KITCHEN/FAMILY ROOM

9.0m x 4.1m

Very spacious and adaptable living space with fully fitted kitchen, single oven and hob, integrated fridge freezer and dishwasher. Laminate floor tiles. Down lighters and radiator. Glazed oak UPVC French doors opening out to patio area. Views of Solway coast.



UTILITY ROOM

2.725m x 2.6m

With fitted units, radiator, sink and fully plumbed for washing machine. Laminate floor tiles. External door out to garden.

BEDROOM 1 (GROUND FLOOR)

3.625m x 3.450m

Ground floor bedroom, fitted wardrobe with oak doors, fitted carpet, large window and radiator.



SHOWER ROOM

3.625m X 1.975m

Downstairs shower room with WC, basin and shower unit. Tiled shower cubicle. Heated towel rail. Tiles and sanitary ware by Porcelanosa.

STAIRWAY

Feature galleried stair way with velux roof windows leading to first floor:-

Fitted smoke detector on first floor landing

MASTER BEDROOM WITH DRESSING AREA AND ENSUITE

Master bedroom

4.2m x 3.8m

Spacious room with dormer window giving commanding views overlooking the sea. Fitted with telephone and TV points, fitted carpet, and radiator.

Leading to

DRESSING AREA

3.0m x 1.9m

Fitted carpet, radiator, and velux window.

EN-SUITE

2.585m x 2.1m Shower room with WC, basin and shower unit. Tiled shower cubicle. Heated towel rail. Tiles and sanitary ware by Porcelanosa.

FAMILY BATHROOM

2.7m x 2.340m

Fitted bathroom suite with bath, separate shower, WC and basin. Tiled shower cubicle and bath. Heated towel rail and down lighters. Tiles and sanitary ware by Porcelanosa.



BEDROOM 3

3.460m x 2.735m + Dormer

Double bedroom with dormer window, fitted carpet and radiator.

BEDROOM 4

3.0m x 3m

Double bedroom with velux window, fitted carpet and radiator.

STORE

1.9m x 0.9m

Walk in store cupboard.

GARAGE

6.5m x 4.0m

Large single garage with power and florescent strip lighting.

GARDENS

Large garden to the front, side and rear with inspiring views of Criffel and the coast. Patio area to rear. Exterior lighting at front door and patio area. Oil storage tank.

NOTES

1. The properties benefits from Oil fired central heating.
2. The property carries an 6 year Architects Indemnity (providing a Mortgage Lenders Certificate)
3. The post code of the development is DG2 8DS

VIEWING

To arrange to view the development or for further information regarding the property please contact the selling agents on 01387 267316 or 07795280393.



View from rear garden

Particulars

Whilst these particulars have been carefully prepared and are believed to be accurate 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. In particular measurements and certain details, such as the number of power-sockets, and light fittings, are approximate and are for guidance only and are not guaranteed.

Offers

Offers must be submitted in written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to notify the Selling Agents of their interest at the earliest opportunity so that they are timeously advised of any Closing Date for offers which may be fixed.