

Flag Cottage, Carsethorn, Dumfries, DG2 8DS

Offers Over £220,000

C&D Rural

Flag Cottage, Carsethorn, Dumfries, DG2 8DS

- Fully renovated to a high standard throughout
- Charming detached single story cottage
- Superb sea views
- Desirable coastal village of Carsethorn
- Two double bedrooms
- Private, fully enclosed garden
- Presently run as a successful holiday let
- No onward chain

Immaculately presented and ready to move into, this delightful home offers bright, well proportioned accommodation in a peaceful coastal setting, all within easy reach of Dumfries.

Tenure: The Scottish Heritable Title

Council Tax band: None applicable (business rates)

EPC Energy Efficiency Rating: F

C&D Rural



Flag Cottage is a charming detached two bedroom cottage occupying a peaceful position within the popular coastal village of Carsethorn. Fully renovated to an exceptional standard throughout, the property offers beautifully presented accommodation enhanced by oak internal doors, quality flooring and newly installed electric central heating. Enjoying superb views across the Nith Estuary, Solway Firth and towards the Lake District, this delightful home combines modern comfort with coastal charm and is ideally situated within easy reach of Dumfries and the many attractions of the stunning Solway coastline.

Accommodation

The rear door opens into a welcoming entrance lobby, with the bathroom situated immediately to the right. Finished in stylish Respatex panelling, the bathroom comprises an electric shower with glass screen, vanity wash hand basin, WC and a heated towel rail.

The newly installed kitchen is fitted with an attractive range of quality sage green base units complemented by fresh white worktops. Facilities include a stainless steel sink, integrated oven, induction hob with extractor fan, plumbing for a washing machine, and space for an under counter fridge. A large double window floods the room with natural light, creating a bright and contemporary space.

A door leads through to the sitting room, where a Clearview multifuel stove set beneath an oak mantel provides an attractive focal point and a cosy atmosphere.



Double glazed doors open seamlessly into the sun room, a wonderful addition to the property which enjoys far reaching coastal views. Offering ample space for both dining and relaxation, this versatile room is perfectly positioned to make the most of the outstanding outlook and provides direct access to the garden.

An inner hall leads to the bedroom accommodation and includes a useful storage cupboard together with loft access. The principal bedroom is a generously proportioned double room featuring a panelled feature wall, dual aspect windows and beautiful coastal views. The second double bedroom enjoys a rear facing position and is tastefully decorated in neutral tones. Both bedrooms are light, bright and exceptionally well presented.

Externally, a shared driveway provides a right of access to Flag Cottage, allowing convenient loading and unloading, while ample public parking is available nearby. Access can be gained via the rear entrance, and a large gate opens into the property's fully enclosed front garden.

Occupying a slightly elevated position above the lane below, the garden enjoys a good degree of privacy and is predominantly laid to lawn. A spacious patio provides the ideal setting for outdoor dining, entertaining and relaxation, while also offering direct access to the sun room and creating an excellent connection between the indoor and outdoor living spaces. Enjoying sunshine for much of the day, the garden further benefits from an outstanding coastal outlook.



Location Summary

Carsethorn is a charming and highly regarded coastal village situated on the scenic Solway Coast, approximately 13 miles south of Dumfries. Renowned for its picturesque shoreline, stunning sunsets and uninterrupted views across the Nith Estuary and Solway Firth towards the Lake District, the village offers an enviable lifestyle for those seeking a quieter pace of life whilst remaining well connected to local amenities.

At the heart of the village is the popular Steamboat Inn, a well known destination for both locals and visitors, offering a welcoming atmosphere and enjoying a prime waterside setting. The nearby village of New Abbey provides a range of amenities including a tearoom, primary school and the historic Sweetheart Abbey, one of the region's most notable landmarks. The property falls within the catchment area for New Abbey Primary School, with secondary education available in Dumfries.

Dumfries offers a comprehensive range of amenities including supermarkets, high street shops, restaurants, a leisure complex with swimming pool, the Dumfries Ice Bowl, and several golf courses. For golf enthusiasts, Southerness Golf Club is located just a short drive away, while those with an interest in outdoor pursuits are ideally placed to explore the beautiful Solway Coast. The internationally recognised 7stanes mountain biking trails at both Mabie Forest, Dalbeattie Forest and Ae Forest are also within easy reach.

Excellent transport links are available via Dumfries Railway Station, while Lockerbie Railway Station provides direct access to the West Coast Main Line, offering regular services to Glasgow, Edinburgh, Carlisle, Manchester and London, making the area an attractive choice for commuters and those seeking a rural retreat without sacrificing connectivity.

What3Words:

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Flag Cottage

Approximate Gross Internal Area
65 sq m / 696 sq ft



GROUND FLOOR

65 sq m / 696 sq ft

For illustrative purposes only. Not to scale. All measurements, areas and the positions of doors, windows and fittings are approximate and should not be relied upon.

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General Remarks & Stipulations

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. **The Purchaser(s)** will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Services: The property is served mains water, electric and drainage.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel. 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form 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. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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