

Coniston, Carsethorn
Dumfries
DG2 8DS
Offers over £160,000

www.JHSLAW.co.uk

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Coniston, Carsethorn, Dumfries, DG2 8DS

PROPERTY SUMMARY

A charming three-bedroom maisonette situated in the picturesque coastal village of Carsethorn, enjoying stunning views over the Solway Firth, surrounding countryside and towards Criffel.

Offering spacious accommodation across the first and top floors, the property comprises a vestibule, hall, kitchen, lounge, three bedrooms, shower room, bathroom and landing.

Further benefits include a generous rear garden, off-street parking and an enviable coastal location.

The property offers an excellent opportunity to enjoy coastal village living in a peaceful and scenic setting.

EPC: D.

- ***Coastal Location***
- ***Picturesque Views***
- ***Popular Village***
- ***Spacious Accommodation***
- ***Close to Local Amenities***
- ***Original Terrace Building***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway, DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

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Property Paragraph

Located in the popular and picturesque village of Carsethorn, along the Solway Coast, this charming maisonette occupies an enviable position within one of the original terraces of Victorian properties in the village. The property itself occupies the first and top floors of the building and comprises vestibule, hall, kitchen, lounge, three bedrooms and two bathrooms.

From every window within the property, you are treated to fantastic views, whether that be across Carsethorn and the Solway Firth, or over the surrounding countryside and towards Criffel to the rear. The property is truly spoiled by the natural beauty that Dumfries and Galloway has to offer.

Outside, there is a generous rear garden laid to stone chips, with a paved pathway and areas of shrubbery. Access is provided via a private staircase.

The property would be well suited to those looking to enjoy a peaceful coastal setting, while also offering an excellent investment opportunity for those seeking a holiday home or rental property.

Carsethorn is a popular village with a busy pub and restaurant, The Steamboat Inn. The property is approximately 6 miles from New Abbey, home to the historic Sweetheart Abbey, and around 13 miles from the regional capital of Dumfries, which offers supermarkets, shops, restaurants, cafés and a wide range of other amenities.

The Solway Coast is popular with tourists and locals alike, with beautiful scenery and a wide range of outdoor activities on offer. The popular sailing village of Kippford is just over twenty minutes away, while the beach villages of Southerness, Sandyhills and Rockcliffe are also within easy reach.

Glasgow can be reached in just under two hours, with Edinburgh taking just under two and a half hours, making the area accessible for those who require to commute while still offering a peaceful rural and coastal lifestyle.

Viewing is highly recommended to fully appreciate the property, its views and its fantastic coastal location.





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Vestibule
4'3" x 3'3" or thereby

Hall
The hall benefits from a storage cupboard under the stairs.

Kitchen
13'9" x 9'6" or thereby
This fully fitted kitchen has a range of fitted base and wall units, Belling cooker, composite sink and space for additional white goods. The kitchen enjoys lovely views overlooking the surrounding countryside.

Lounge
14'1" x 13'9" or thereby
The lounge enjoys enviable views over the Solway Firth. The room benefits from an open fire with tiled fireplace, as well as an alcove providing useful storage.

Bedroom One
12'5" x 11'5" or thereby
A spacious double bedroom with a built-in storage cupboard and continued views over the shoreline.

Bedroom Two
13'9" x 11'9" or thereby
A second double bedroom, also benefiting from a built-in storage cupboard and lovely views over the surrounding countryside.

Shower Room
7'6" x 7'2" or thereby
The first-floor shower room features a shower cubicle, WC, wash hand basin and heated towel rail.

Landing
The second-floor landing has a built-in cupboard providing useful additional storage.





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Bedroom Three

9'10" x 11'9" or thereby

Featuring a Velux window, this top-floor bedroom provides space for a double bedroom.

Bathroom

9'2" x 7'2" or thereby

The top-floor bathroom has a bath with shower over, WC and wash hand basin, as well as two spacious storage rooms leading off it.

Outside

The property benefits from a large rear garden which overlooks the surrounding countryside and towards Criffel. The garden is laid with stone chips, with a paved path and areas of shrubbery. There is also off-street parking to the rear of the property.

Access is via a private staircase, which can be accessed either from the rear of the property or through a right of access over the neighbouring property.

Viewing

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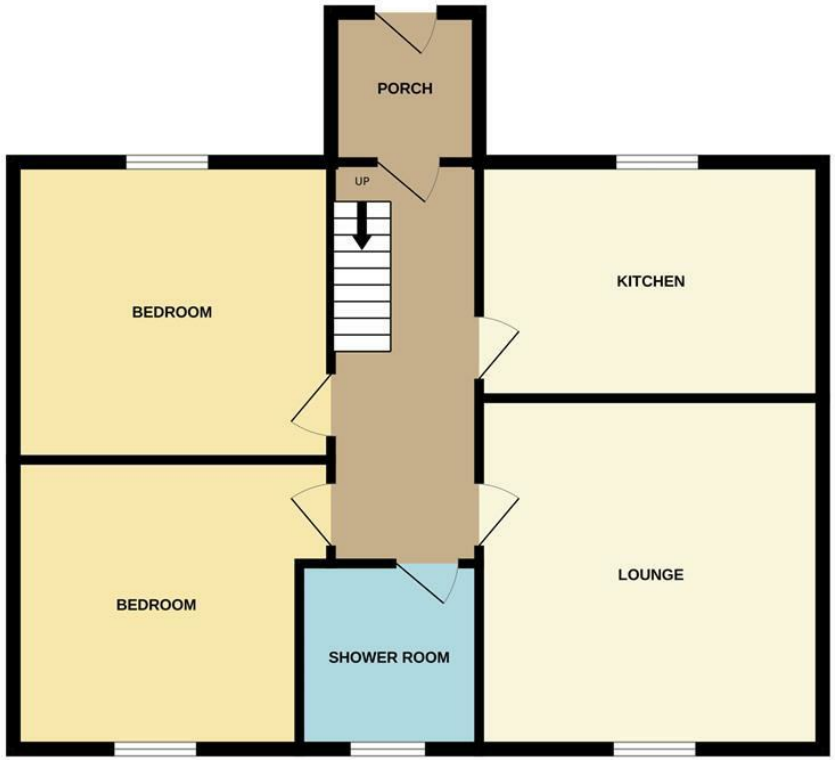
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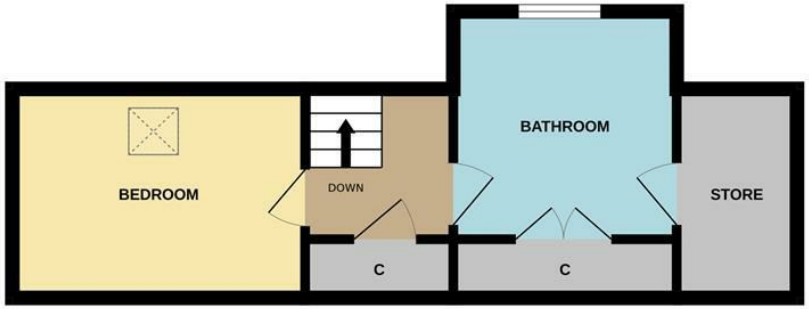
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GROUND FLOOR



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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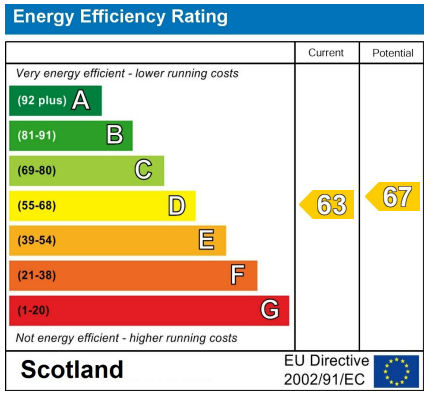
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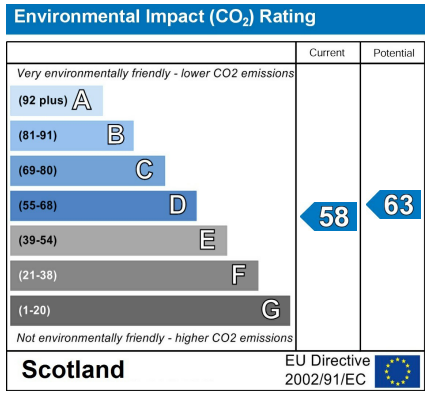
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Maisonette	Freehold	B	D	D





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



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