



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



CULDERRY ROW

# THE SPINNEY

23/25 CULDERRY ROW, GARLIESTON,  
NEWTON STEWART, DG8 8BE

Well-presented traditional two bedroom Galloway cottage located in a quiet location within the coastal village of Garlieston.



## Accommodation:

### Ground Floor:

Sun Room  
Shower Room  
Sitting Room  
Conservatory  
Kitchen  
Inner Hallway  
Bathroom  
Bedroom 1  
Bedroom 2

### Outside:

Shed.  
Workshop.  
Off Street Parking  
Garden

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)



The Spinney is a charming and well-presented two bedroom semi-detached fully centrally heated cottage enjoying an elevated position on Culderry Row which is a short walk away from the beach and local amenities.

During World War II, the harbour and close by Rigg Bay were selected as a secret location to trail the D-Day Mulberry Harbours because the tides were similar to that of Normandy.

Garlieston is popular with tourists due to its sandy beaches and stunning coastal and cliff top walks. It has a vibrant community and benefits from a Primary school, MUGA, playpark, and thriving 'Hive' café and Harbour Inn.

Located just 7 miles away is Wigtown, which was officially designated "Scotland's National Book Town" in 1998 and is home to a wide range of bookshops and cafes. The Galloway Forest Park is also located nearby and is an ideal centre for a large range of outdoor activities including walking and mountain biking, world famous 7 stanes cycling routes, fishing and enjoying the countryside. The main market town of Newton Stewart is 14 Miles away.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

## ACCOMMODATION

Accessed through a wooden garden gate from Culderry Row into the rear garden.

### SUN ROOM 2.08m x 3.50m

Wooden glazed door from the main garden into a well-positioned sun room. UPVC double glazed picture windows on two walls. Radiator with shelf above. Ceiling light. Wall light. Doors leading off to shower room and sitting room.

### SHOWER ROOM 2.08m x 1.68m

Suite of White wash-hand basin and W.C. Tiled splash-backs. Feature porthole window to side providing natural light. Good sized shower cubicle with Triton electric shower. Chrome heated towel rail. Ceiling light. Ceramic tiled floor.

### SITTING ROOM 6.05m x 3.44m

Well-proportioned bright reception room. Feature fireplace with wood burning stove set on a slate hearth with sandstone mantel above. Good sized radiator with shelf above. UPVC double glazed window to front with vertical blinds and curtain pole and curtains above. Ceiling light and 2 wall lights. Oak-effect laminate flooring. UPVC double glazed doors opening into:-

### CONSERVATORY 5.18m x 2.36m

Step down from sitting room into good sized modern conservatory with uPVC double glazed door leading out to the rear garden and further uPVC double glazed door opening into Kitchen. Wood-effect laminate flooring. Wall lights. Wood-effect laminate flooring.

### KITCHEN 4.19m x 2.80m widening to 3.03m

'L' shaped Kitchen with beech-effect "shaker style" fitted kitchen units providing ample storage. Laminate work surfaces. Stainless steel sink with mixer tap and drainer. Smeg electric hob. Belling electric oven. Hoover washing machine. Indesit fridge. Indesit dishwasher. Heated towel rail. Internal window from conservatory providing additional natural light. Ceramic tiled floor.

### INNER HALLWAY 3.04m x 0.82m widening to 1.65m

Wooden glazed door from sitting room into inner hallway. Large cupboard with sliding doors and shelving. Thermostat controller. Radiator. Ceiling light. Laminate flooring.

### BATHROOM 2.11m x 1.75m

Suite of white wash-hand basin, W.C. and bath with hand shower and mains shower above. Heated towel rail. Tiled floor to ceiling.

### BEDROOM 1 4.19m x 3.58m

Spacious rear facing double bedroom looking over the rear garden. UPVC double glazed window with curtain pole and curtains above. Radiator. Ceiling light. Fitted Carpet.

### BEDROOM 2 3.58m x 3.56m

Front facing double bedroom. UPVC double glazed window with curtain track and curtains above. Radiator. Ceiling light. Fitted Carpet.

## OUTSIDE

Fully enclosed garden which can be accessed directly from Culderry Row. Double wooden gates provide access for off-street parking with further wooden pedestrian gate to side.

Generous lawned garden bordered by mature shrubs and perennials providing colour all year round. Paved patio area.

Grant Vortex Eco central heating boiler. Oil tank (approximately 1,200 litres).

### SHED 1.82m x 2.44m

Good sized wooden shed. Window to rear. Ceiling light.

### WORKSHOP 2.67m x 3.73m

Electric sockets. Light. Large window overlooking garden.

## BURDENS

The Council Tax Band relating to this property is D.

## 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.



## ENTRY

Subject to negotiation.

## HOME REPORT

A home report has been prepared for this property and can be obtained by contacting the property 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](mailto:property@williamsonandhenry.co.uk)).

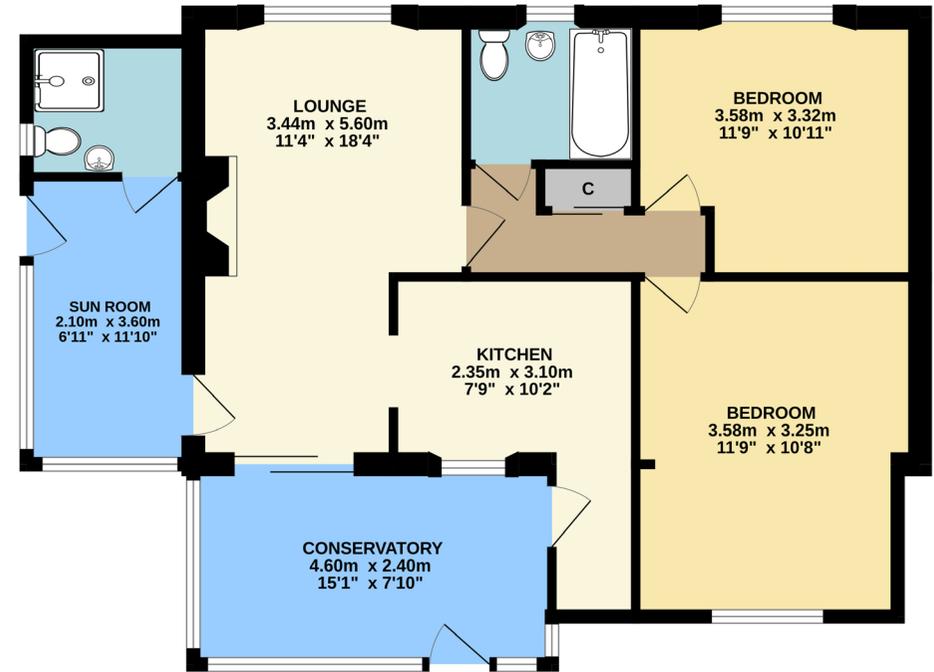
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LNM/FULLT01-02



## GROUND 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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