



NETHER COTTAGE

CROCKETFORD, DUMFRIES, DUMFRIES AND GALLOWAY



NETHER COTTAGE, CROCKETFORD, DUMFRIES, DUMFRIES AND GALLOWAY

A charming two bedroom cottage

Dumfries 9 miles ■ Castle Douglas 9 miles ■ Carlisle 43 miles

Offers Over £135,000

- 1 reception room. 2 bedrooms
- Large enclosed Garden
- Convenient location
- Ideal for first-time buyers, those looking to downsize, or as a buy-to-let investment.

Galbraith

Castle Douglas
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SITUATION

The property is situated in the village of Crocketford, known locally as “The Nine Mile Bar”, lying equidistant between Dumfries and Castle Douglas. This makes Nether Cottage an excellent base for commuting and for enjoying the amenities of both towns. Castle Douglas, the region’s popular “Food Town”, offers a range of independent shops, restaurants, and schools, while Dumfries provides wider shopping, leisure, and transport links. The surrounding countryside offers opportunities for walking, cycling, and outdoor pursuits, with the Solway Coast and Galloway Forest Park within easy reach.

Dumfries is the regional capital with an extensive range of amenities typical of a town of this size including high street shops, retail parks, supermarkets, primary and secondary schools, parks and leisure facilities, golf clubs, cricket club, rugby club, and the famous Queen of the South football club. The Crichton Campus is home to Dumfries & Galloway College, and the southern campuses of the University of Glasgow and the University of the West of Scotland. Dumfries railway station connects with Glasgow, Edinburgh and Carlisle.

DESCRIPTION

Nether Cottage is a charming two-bedroom terraced home offering character and comfort in a village setting. The property features a cosy living room with stove, a well-proportioned kitchen, and two bedrooms. Outside, a large, enclosed garden provides ample space for outdoor enjoyment with a shared shed (in need of repair) and a further external store room.

This cottage is ideal for first-time buyers, those looking to downsize, or as a buy-to-let investment.

ACCOMMODATION

Ground Floor:

Two bedrooms, Shower room, Kitchen, Office/third bedroom, Living room.

GARDEN

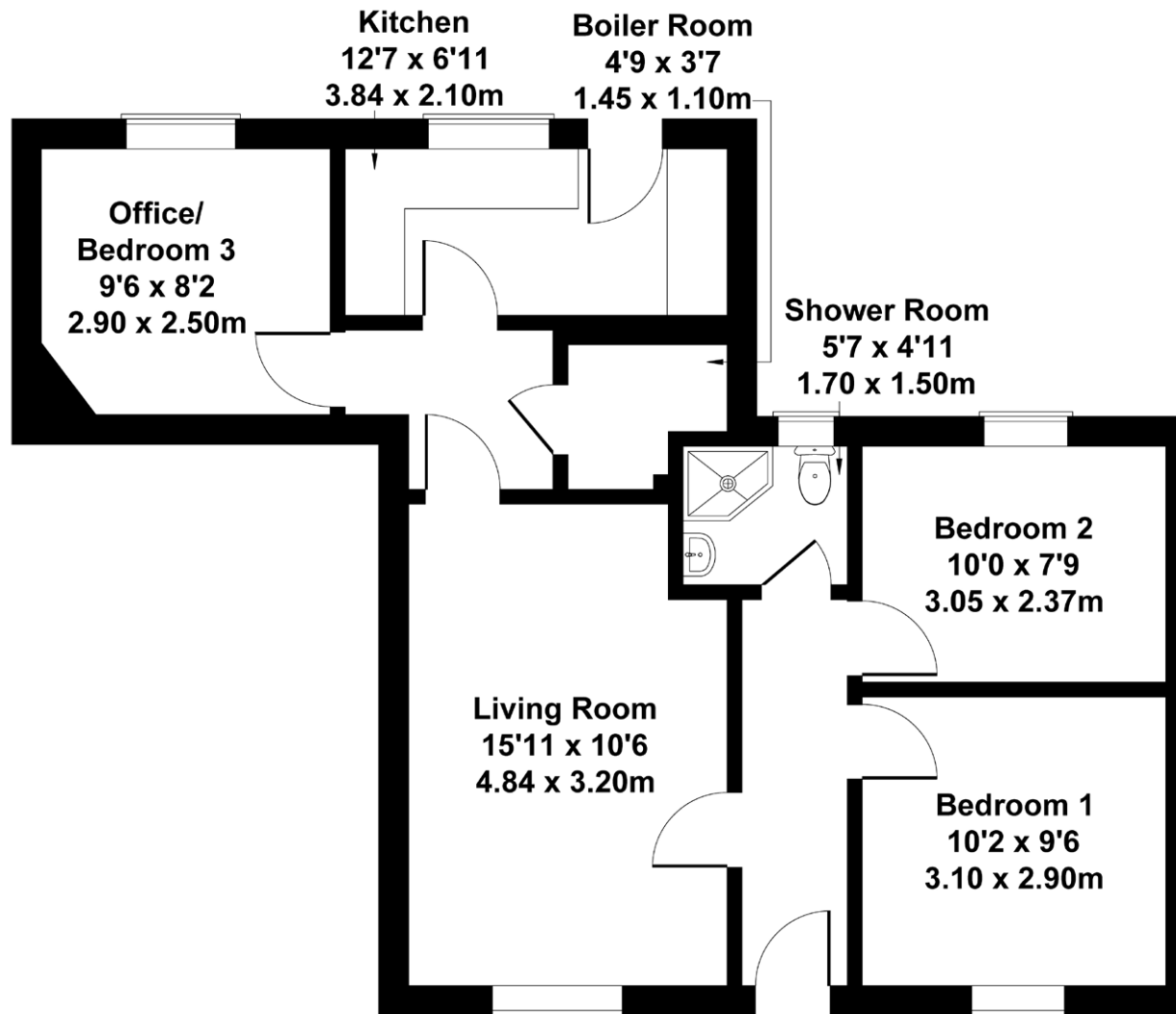
To the rear of the property there is a large enclosed garden mostly laid to grass with hedging to the boundaries





Nether Cottage, Crocketford

Approximate Gross Internal Area
657 sq ft - 61 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.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil	Band C	Band D	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

DG2 8RA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: narrate.cautious.shepherds

SOLICITORS

Hall Baird, Castle Douglas

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.

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.

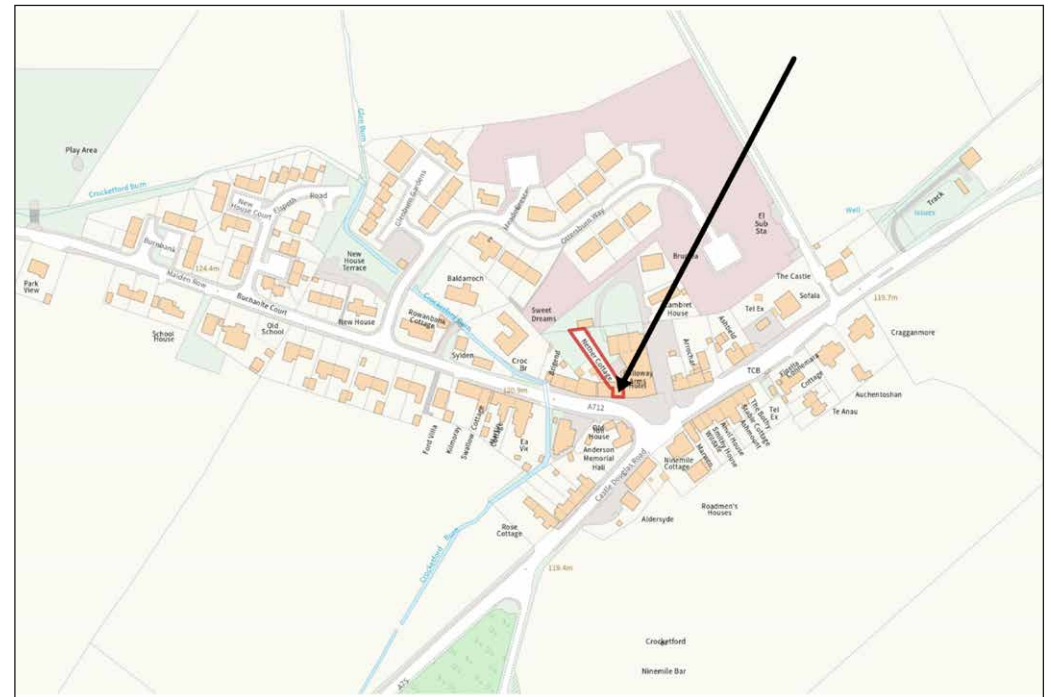
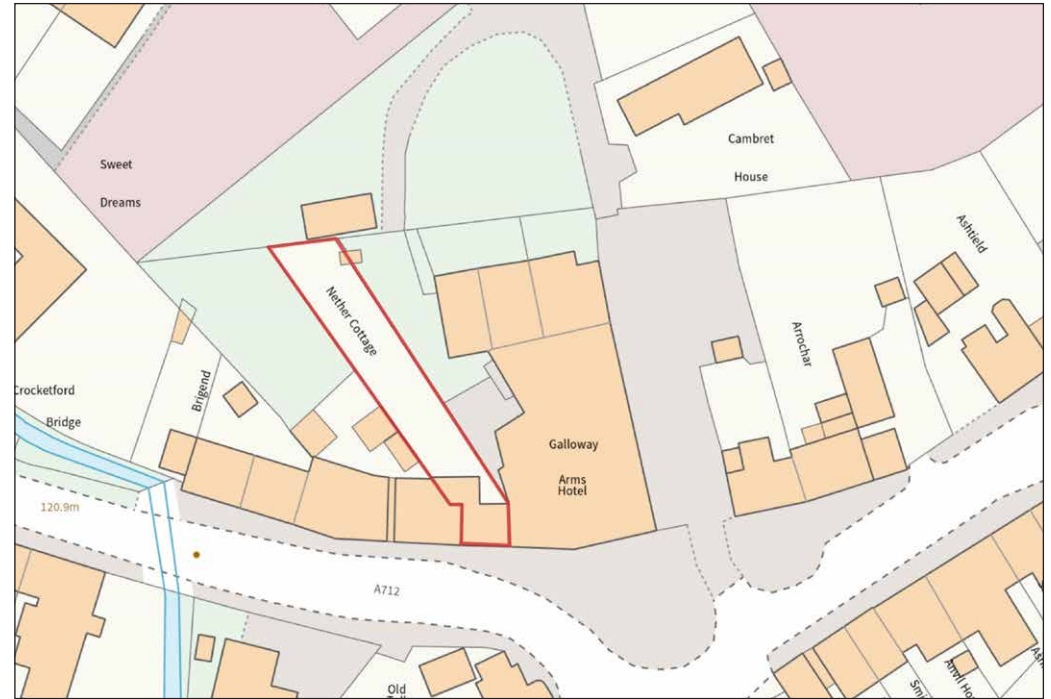


HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 September 2025





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