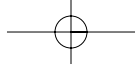


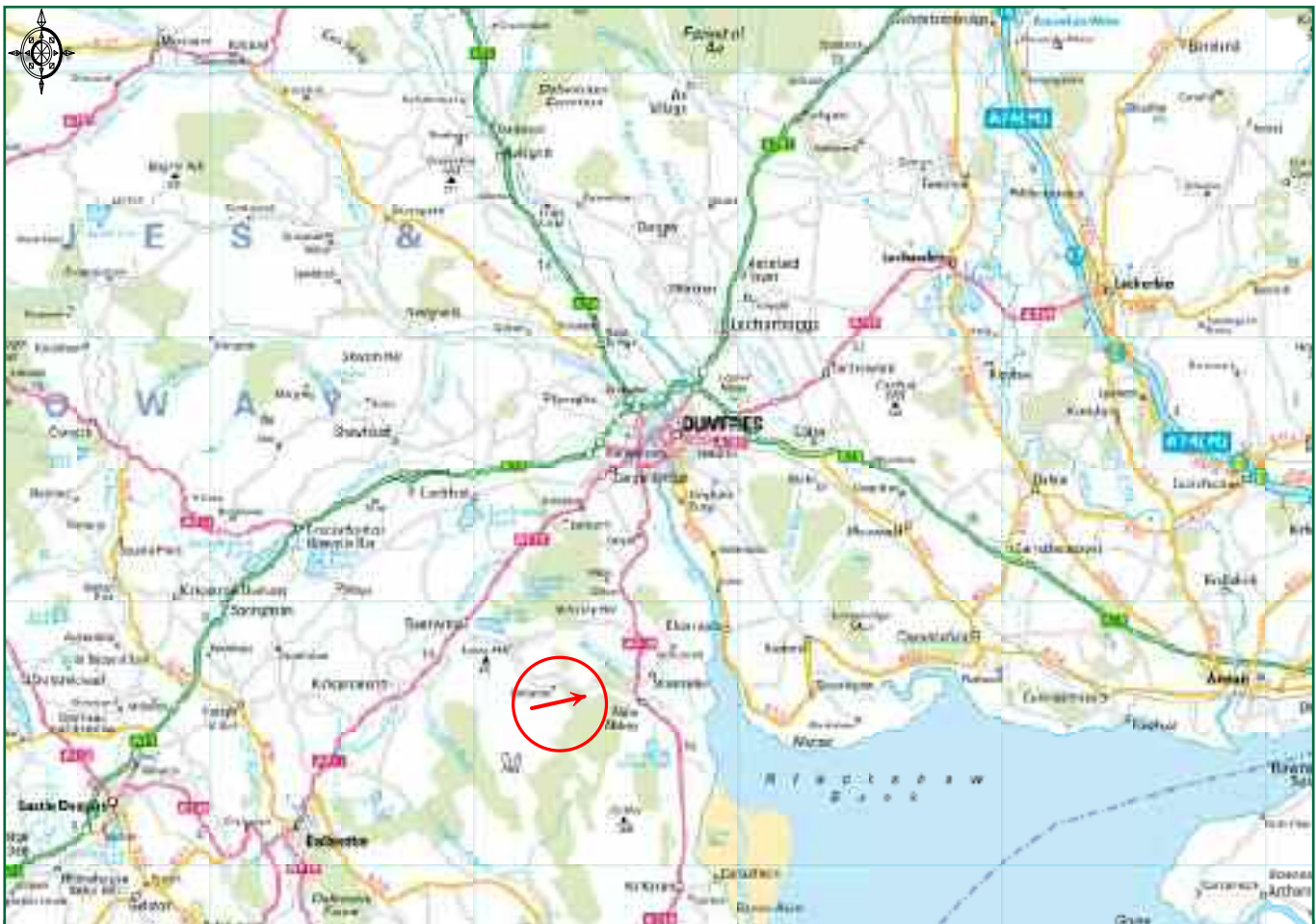
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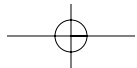
dumfries@smithsgore.co.uk



Traditional outbuilding



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SMITHSGORE



1, 2 and 3 The Solway Fishery New Abbey, Dumfries and Galloway

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1, 2 and 3 The Solway Fishery, New Abbey

A cluster of delightful cottages, 3.5 acre trout loch (formerly a 'Trout Master' fly fishery) and outbuildings in a beautiful setting with loch views, close to the popular village of New Abbey in Dumfries and Galloway

1, 2 and 3 The Solway Fishery are all charming former tied cottages for employees working in the nearby Solway Fishery, which was established circa 1880. The properties are offered together with approximately 7 acres of surrounding gardens, woodland, outbuildings and includes a 3.5 acre trout loch, in a very popular and scenic area close to New Abbey village. There are 2 further outbuildings and an old chapel which was one time used by the Fishery workers. The largest property (Number 1) benefits from stunning views over the loch and has a private driveway. The remaining two cottages (Numbers 2 and 3) are smaller cottages with excellent potential for holiday lettings.

New Abbey is situated in a conservation area on the main A710 route to the Solway Coast. The village is the epicentre of a thriving community and has many amenities including 2 hotels, a coffee shop, village shop/post office, doctor surgery, bowling club and many various tourist attractions such as the imposing and renowned Sweetheart Abbey, The Corn Mill and the Scottish National Museum of Costume. There is a primary school in the village and secondary schools are available in Dalbeattie and Dumfries.

The area is striking in terms of scenery and lies within the Nith Estuary National Scenic Area. There are many trails and walks in the locality, and nearby Criffel provides a challenging climb to the keen hiker. There are several



No 1 The Solway Fishery

beaches nearby on the Solway Coast and a variety of outdoor pursuits available locally such as sailing, gliding, riding, mountain biking (7 Stanes, Dalbeattie) and golfing (including a championship course at Southernness).

The properties are offered together as a whole and would provide a fantastic setting for holiday lettings with trout loch if a potential purchaser wished to explore this opportunity.

Number 1 The Solway Fishery

Entrance Vestibule

Study/Cloakroom

4.2m x 2.7m (13'9 x 8'10)

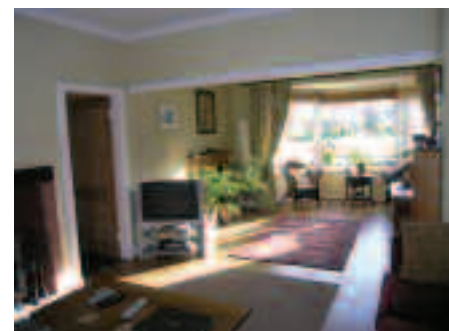
Lounge/Dining Room

6.5m x 4.2m (21'4 x 13'9) (Lounge)
2.7m x 3.1m (8'10 x 10'2) (Dining)
Solid fuel stove with tile hearth and sandstone surround.

Bay window with door to raised decking in garden.

Alcove with shelving and cupboard.
Second fireplace with gas flame fire and wooden surround.

Staircase to upstairs.



Kitchen

4.0m x 3.2m (13'1 x 10'6)

Fitted kitchen with timber panelled splash backs.
Tile flooring.

Utility/Boot Room

3.2m x 2.1m (10'6 x 6'11)

Plumbing for washing machine.
Boiler.

Shower Room

2.2m x 1.2m (7'3 x 3'11)
 Double shower.
 WHB and WC.
 Fully tiled floor and walls.

Bedroom 1

4.2m x 3.0m (13'9 x 9'10)
 4 fully fitted double wardrobes.

Upstairs**Upstairs landing**

4 built in cupboards.

Bedroom 2

2.8m x 4.6m (9'2 x 15'1)
 Partially combed ceiling.
 Built in wardrobe.

Bathroom

3.6m x 1.6m (11'10 x 5'3)
 3 piece suite and mixer shower.

Bedroom 3

4.6m x 3.3m (15'1 x 10'10)
 Partially combed ceiling.
 Built in cupboard.

General

Fully double glazed.
 Oil fired Central Heating.
 Most rooms have Loch views.

Outside**Traditional Outbuilding**

7.1m x 6.1m (23'4 x 20')
 With internal partition wall.
 Upstairs office/store space.

Chapel

5.6m x 4.9m (18'4 x 16'1)
 Timber floor and walls.
 Workshop bench.

Modern Outbuilding

18.5m x 7.3m (60'8 x 23'11)
 Metal frame with corrugated iron cladding.
 Concrete floor.



No 2 The Solway Fishery

Number 2 The Solway Fishery**General**

Recently renovated.
 Fully double glazed.
 Wired and metered for electric heating.

Entrance Hallway

Large storage cupboard.

Kitchen

3.1m x 2.5m (10'2 x 8'2)
 Fitted kitchen with tile splash backs.
 Larder Cupboard.
 Open plan to:

Dining Room

3.2m x 3.5m (10'6 x 11'6)

Bathroom

1.9m x 2.2m (6'3 x 7'3)
 3 piece suite.
 Fully tiled floor and walls.

Living Room

5.3m x 3.6m (17'5 x 11'10)
 Open fireplace with tile hearth and wooden surround.

Upstairs**Bedroom 1**

3.4m x 3.5m (11'2 x 11'6)
 Partially combed ceiling.

Bedroom 2

3.7m x 3.4m (12'2 x 11'2)

Number 3 The Solway Fishery**Entrance Vestibule****Living Room**

5.2m x 3.5m (17'1 x 11'6)
 Timber panelled walls.
 Open fireplace with tiled hearth and surround.
 Back boiler.

Kitchen

3.0m x 1.8m and 2.9m (9'10 x 5'11 and 9'6)
 Fitted kitchen with tile splash backs.
 Plumbing for washing machine.
 Cupboard beneath stairs.



The Old Chapel

Bathroom

2.2m x 1.8m (7'3 x 5'11)

3 Piece suite.

Electric shower over bath.

Bedroom 1

3.5m x 3.3m (11'6 x 10'10)

Upstairs**Bedroom 2**

3.5m x 3.5m (11'6 x 11'6)

Coombed ceiling.

Electric heater.

Bedroom 3

3.6m x 4.1m (11'10 x 13'5)

Coombed ceiling.

Small alcove off

2.0m x 1.4m (6'7 x 4'7)

General Information**Services**

Mains water and electricity.

Number 1 and 2 share septic tank drainage.

Number 3 has a private septic tank.

Rights of Way, Easements & Wayleaves

The property is sold with the benefit of and under the burden of any existing rights of way and servitudes.

Local Authority

Dumfries and Galloway Council

Council Offices

English Street

Dumfries

DG1 2DD

t 01387 260000

Council Tax

Number 1 – Band E

Number 2 – Band C

Number 3 – Band C

Solicitors

A B and A Matthews

The Old Bank

Buccleuch Street Bridge

Dumfries

DG2 7TJ

t 01387 257300

**Method of Sale**

The property is for sale by private treaty. Offers should be submitted in proper Scottish legal terms to the selling agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with Smiths Gore following inspection. The owners reserve the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer.

Date of Entry

By mutual agreement.

Lotting

The property is for sale as a whole.

Guide Price

Offers over £770,000

Directions

From Dumfries, head south on the A710 Solway Coastal Road heading to New Abbey. When reaching the outskirts of the village, turn right signposted to Beeswing. Travel for just over a mile, then take the left turning signposted for Solway Fishery. Follow the track down and bear left after crossing the bridge before coming to the cottages.

Viewing

Strictly by appointment with Smiths Gore.

Date of Information

Particulars prepared: February 2008

Photographs taken: February 2008

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

- i) The description and photographs are for guidance only and are not a complete representation of the property.
- ii) Plans are not to scale, are for guidance only and do not form part of the contract.
- iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order.
- iv) No survey of any part of the property has been carried out by the Vendor or Smiths Gore.
- v) Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given.
- vi) Only those items referred to in the text of these particulars are included.
- vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.