



Tower Cottage

Carsethorn, Dumfries, DG2 8DS

Offers Over £200,000



- No Onward Chain
- Picturesque Coastal Village Location
- Unique Property - Ideal as a Holiday Home or Holiday-Let Investment
- Three Double Bedrooms (One on the Ground Floor with En-Suite)
- Oil Central Heating & Double Glazing
- Former Coastguard Look-Out Tower with Seascape Views
- Moments from the Shoreline with Spectacular Sunrises over the Estuary
- Spacious Living Room & Well-Appointed Dining Kitchen
- Small Garden Area & Parking for One Vehicle
- EPC - E

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NO CHAIN – Tower Cottage is a former coastguard's lookout tower, positioned just moments from the Solway shoreline in Carsethorne, a picturesque and tranquil village on the Dumfriesshire coast. The property enjoys a distinctive coastal setting, with accommodation arranged over three floors, creating a sense of space and light throughout. Internally, the property comprises three double bedrooms, one of which offers ground-floor versatility with an adjoining en-suite, along with a spacious living room, a generous dining kitchen and a family shower room. The elevated nature of the building allows for far-reaching seascape views to the front from the main bedroom, with an open-field outlook to the rear towards Criffel, where changing light and weather create an ever-shifting coastal and landscape outlook. Externally, the property benefits from a small garden area to the front, which incorporates a designated parking space for one vehicle. Offered for sale with no ongoing chain, Tower Cottage will appeal to those seeking a coastal home with a distinctive structure and setting, suitable for use as a second home, holiday home or investment opportunity.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - E and Council Tax Band - C.

Carsethorne is a charming and peaceful coastal village set along the picturesque Solway Firth, offering an idyllic blend of seaside tranquillity and rural living while remaining within easy reach of Dumfries. Formerly a traditional fishing village, Carsethorne is now highly regarded for its strong sense of community, scenic shoreline and breathtaking sunsets across the estuary. The village enjoys a relaxed pace of life with a popular local pub, village hall and a variety of coastal and countryside walks right on the doorstep, ideal for outdoor enthusiasts. Nearby villages provide additional everyday amenities, while Dumfries town centre is easily accessible by road, offering a comprehensive range of shops, supermarkets, leisure facilities, healthcare, schooling and further dining options. Dumfries also provides excellent transport connections, including a mainline railway station with links to Carlisle and Glasgow, along with wider road access via the A75 and A74(M), making Carsethorne an appealing choice for those seeking a peaceful coastal setting without sacrificing convenience.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the side with double glazed side window, internal door to the living room, and a built-in cupboard.

LIVING ROOM

Internal doors to the kitchen and bedroom three, open staircase to the first floor landing, fireplace with electric fire, two radiators, exposed floorboards, and two double glazed windows to both side aspects.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated electric double oven, electric hob, extractor unit, integrated fridge, integrated freezer, integrated washing machine, space and plumbing for a dishwasher, one and a half bowl sink with mixer tap, radiator, double glazed window to the front aspect, and two double glazed windows to both side aspects.

BEDROOM THREE & EN-SUITE

Bedroom Three:

Two double glazed windows to the rear aspect, radiator, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, wall-mounted wash basin, and shower enclosure with electric shower unit. Part-tiled walls, chrome towel radiator, extractor fan, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor living room, stairs up to the second floor shower room, internal doors to bedrooms one and two, radiator, and a double glazed window to the side aspect.

BEDROOM ONE

Double glazed bay window to the front aspect, radiator, and fitted bedroom furniture.

BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

SECOND FLOOR:

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a corner shower enclosure with mains shower unit. Fully-tiled walls, tiled flooring, chrome towel radiator, and an obscured double glazed window.

EXTERNAL:

Access to Tower Cottage is via a shared driveway which leads around the property. A small garden area is situated directly in front of the property, along with an area which could accommodate parking for one smaller vehicle. Beside the entrance door to the property is an area for storage of bins, along with the oil tank. The oil-fired boiler is located externally, on the opposite side of the building to the entrance door.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - dares.relay.insert

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

Floorplan





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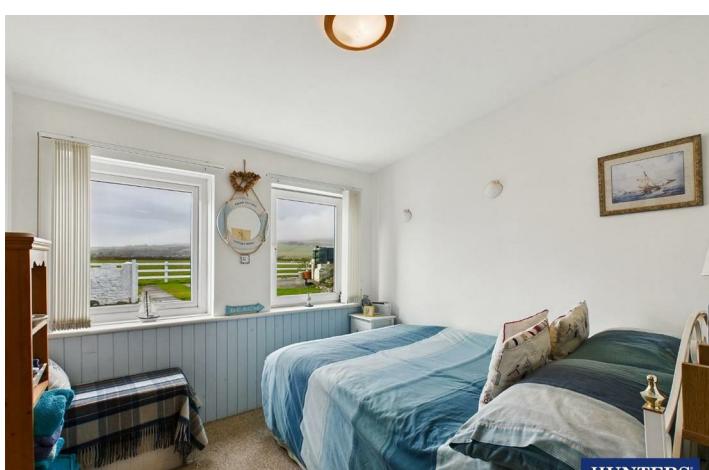
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Energy Efficiency Graph

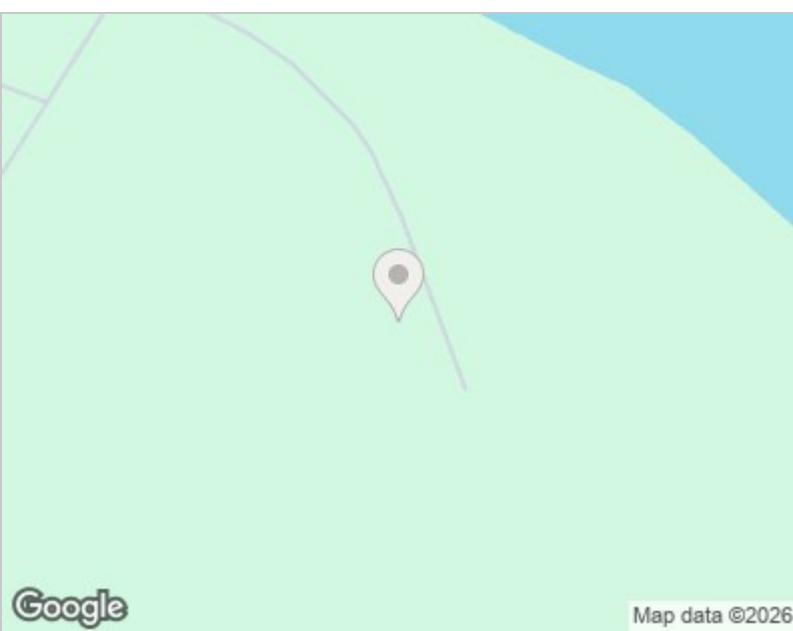
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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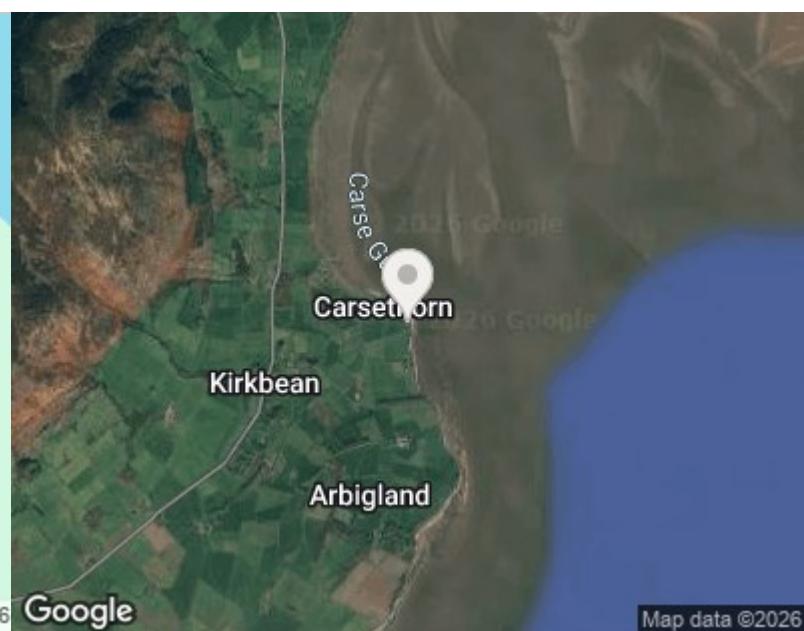
Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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