

# 15 Cowgate Cottage

GARLIESTON, DUMFRIES AND GALLOWAY, DG8 8BW



*In the lovely town of Garlieston, with coastal views and luscious greenery, escape from the hustle and bustle of the cities,*



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Nestled in the heart of charming Garlieston, 15 Cowgate unveils a unique and versatile residence, exuding both historic charm and contemporary allure. This three-storey, five-bedroom terraced house stands as a testament to meticulous renovation, offering a harmonious blend of elegance and functionality.

# THE KITCHEN/DINER



Step inside, where the newly renovated interiors unfold to reveal a thoughtfully designed living space. The ground floor welcomes you into a spacious corridor, featuring a meticulously designed kitchen and living area. A unique highlight is the outside covered eating area, whether it's a morning coffee or an al fresco dinner, this space beckons residents to savour the outdoors in comfort amidst the scenic surroundings.



Two of the five bedrooms graces this level, providing convenient single-level living. One of the bedrooms is currently used as a games room, providing the perfect setting for leisure and entertainment-although this area could provide multiple uses depending on taste. The ground floor also hosts a partially-tiled three-piece bathroom.

# BEDROOM 1

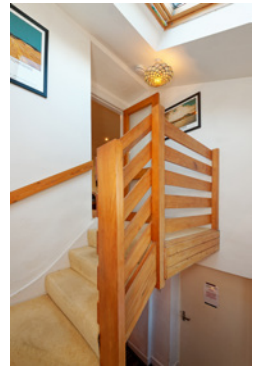
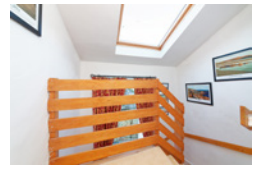


# BEDROOM 2



# THE BATHROOM





Ascend to the first floor, where a spacious lounge awaits, offering a perfect retreat for relaxation and entertaining. The generously sized bedroom on this floor boasts a luxurious en-suite and a dressing room, exuding elegance and comfort.

# THE LOUNGE







# BEDROOM 3





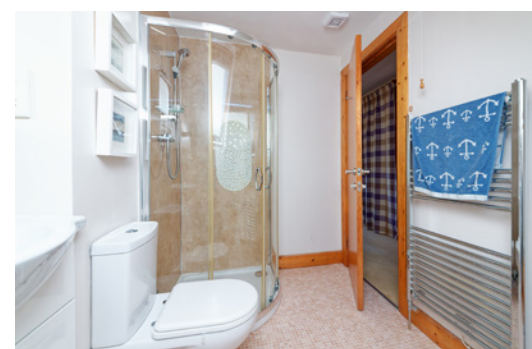
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Journey to the second floor to discover two additional bedrooms, ensuring ample space for family members or guests. Convenience is paramount, with a toilet on each level of the home.

# BEDROOM 4



# BEDROOM 5



The property is currently rented through Sykes Cottages, and with its designation as a holiday-let, the property presents an excellent opportunity for those seeking a turnkey investment. Alternatively, envision it as a welcoming residential haven for a growing family or as a delightful holiday home, embracing the beauty of Garlieston and its surroundings.

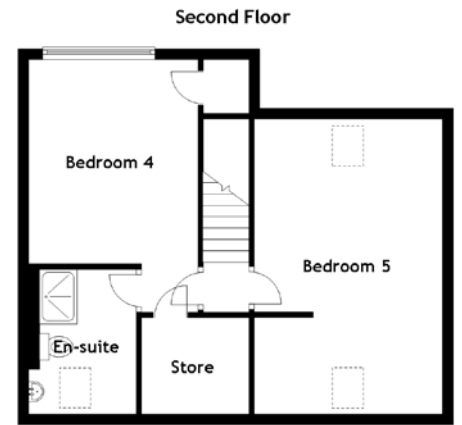
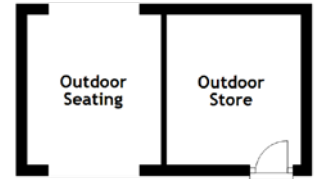
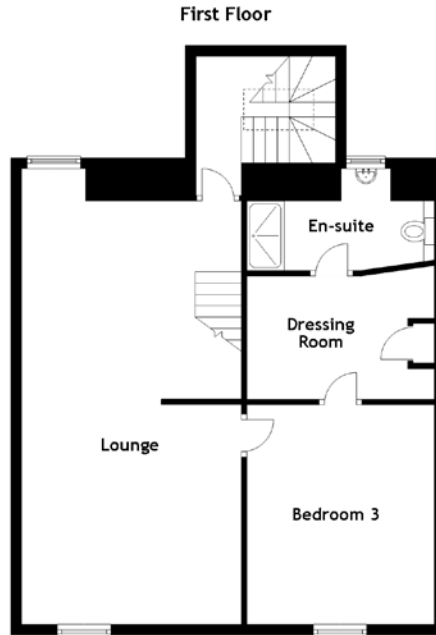
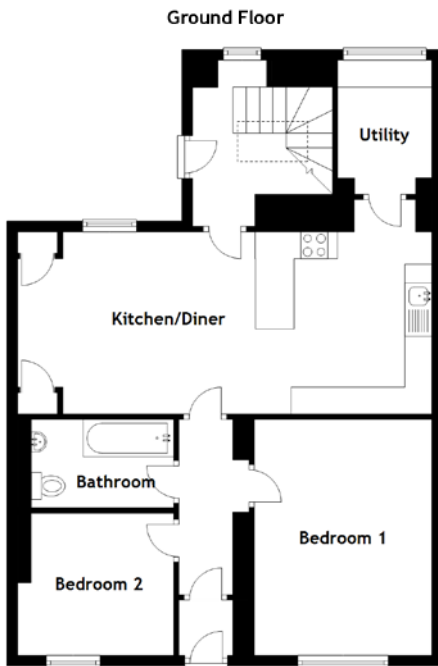
15 Cowgate beckons those seeking a home that transcends the ordinary—a dwelling that marries modern aesthetics with practical design. Embrace the potential within these walls, where every detail narrates a story of contemporary living in Scotland's picturesque landscape. Welcome to a residence that epitomises the art of comfortable living, with endless possibilities for your next chapter.

## EXTERNALS & VIEWS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

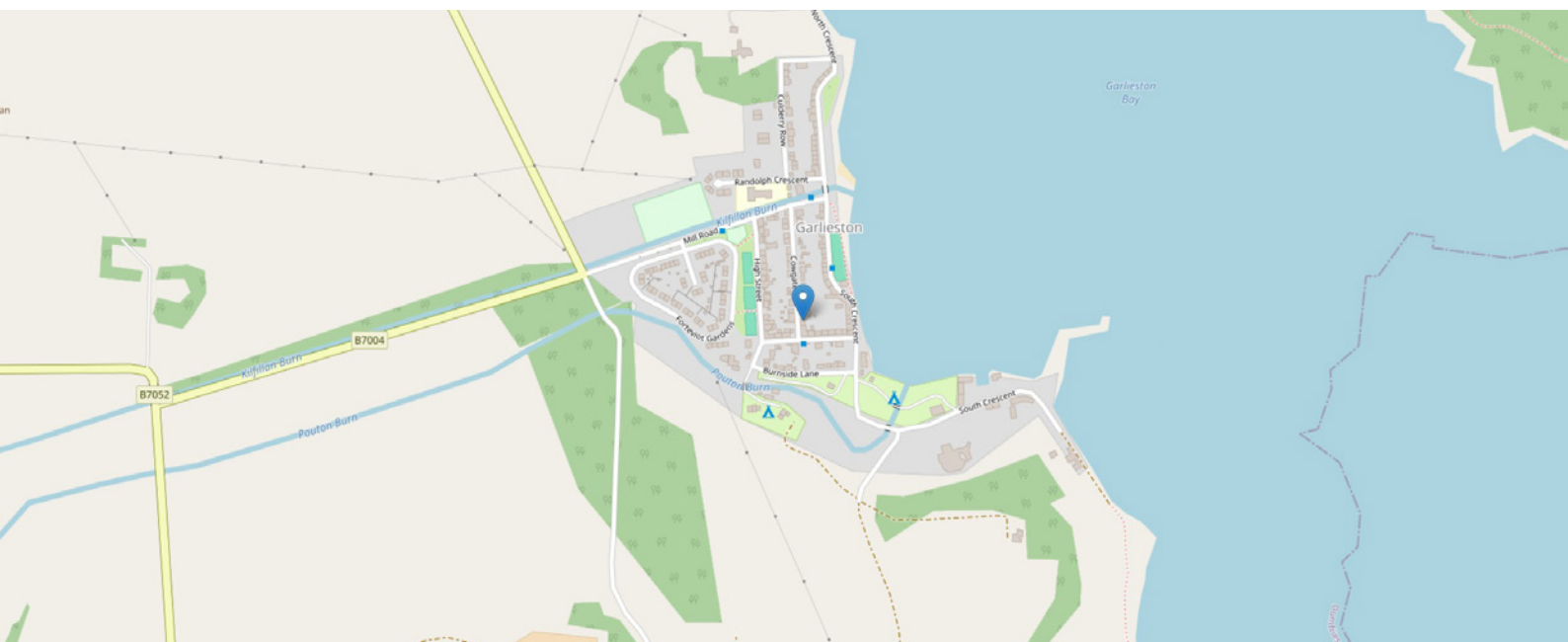
Ground Floor	
Kitchen/Diner	7.70m (25'3") x 3.40m (11'2")
Utility	2.50m (8'2") x 1.75m (5'9")
Bedroom 1	4.40m (14'5") x 3.30m (10'10")
Bedroom 2	2.95m (9'8") x 2.65m (8'8")
Bathroom	2.65m (8'8") x 1.65m (5'5")

First Floor	
Lounge	4.10m (13'5") x 2.00m (6'7")
Bedroom 3	4.10m (13'5") x 3.50m (11'6")
Dressing Room	3.50m (11'6") x 2.50m (8'2")
En-suite	3.50m (11'6") x 1.30m (4'3")

Second Floor	
Bedroom 4	3.80m (12'6") x 3.10m (10'2")
En-suite	2.70m (8'10") x 2.00m (6'7")
Bedroom 5	5.50m (18') x 3.50m (11'6")
Store	2.00m (6'7") x 1.80m (5'11")
Outdoor Store	2.80m (9'2") x 2.50m (8'3")
Outdoor Seating	2.80m (9'2") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 172m<sup>2</sup>  
EPC Rating: G

Extras: Furniture is subject to negotiation.



# THE LOCATION

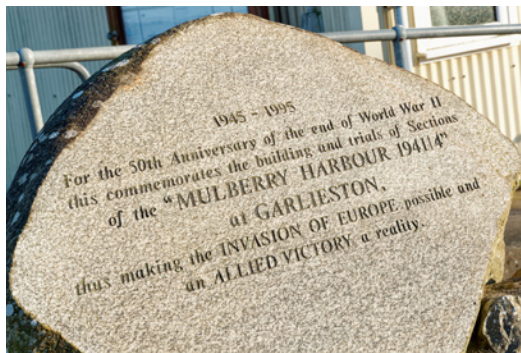
Discover the allure of Garlieston, a hidden gem that combines the tranquility of rural living with the convenience of modern amenities. Set in the breathtaking landscapes of Scotland, this charming town offers a picturesque setting, surrounded by lush greenery and coastal views.







Garlieston is a haven for outdoor enthusiasts, with access to scenic trails, golf courses, and opportunities for fishing and birdwatching. The community boasts a welcoming atmosphere, with friendly neighbours and a range of local shops and eateries contributing to its undeniable charm. For those seeking a peaceful retreat while remaining connected to the beauty of nature, Garlieston is an ideal location to call home. Whether you're drawn to its vibrant community spirit or the serenity of its surroundings, this town invites you to embrace a life of both comfort and adventure.



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