

Accessibility Statement

Address of Property Assessed: The Spinney Cottage, 25 Culderry Row, Garlieston, Dumfries and Galloway, DG8 8BE

Name of Property: The Spinney, Garlieston.

Approach to Property: The property is approached via the public highway – Culdery Row. There is parking in the street outside the property entrance.

Arrival: From the road pavement one goes through a wooden gate in the wall, 0.97m wide. At the gate threshold there is a descent of 0.09m high step. Then a 2.0m long metal ramp descending 0.2m in height 0.9m wide. From the bottom of the ramp it is a flat 2m over patio paving to the front door.

Main Entrance: This is a wooden door 0.84m wide, with a 0.015m high metal lip across the bottom to keep water out. There is an external light but it is switched on from inside the house.

Ground Floor: The property is just on a single floor and all rooms lead from one to another.

- The main entrance leads into the dining room, which has a tiled floor.
- To the left leads the shower room, with shower, WC and basin at standard height.
- To the right leads to the main lounge. This has a wooden laminate floor.
- There are three rooms leading from the lounge.
- To the right is the conservatory. This is reached by a sliding door giving a 0.66m opening, and a step down of 0.1m.
- The conservatory has a wooden laminate floor. It has an external door 0.82m wide and two steps down 0.27m high in total, to the outside garden.
- The kitchen leads off the lounge, and this has a 0.6m wide door to the conservatory and a step down of 0.1m.
- The hall leads off the lounge. This has a wooden laminate floor, and is 0.79m wide at it's narrowest point
- From the hall there is the bath room. This has a tiled floor, bath, with shower over bath, WC and wash basin at Standard height.
- Bedroom 1 and bedroom 2 lead off from the far end of the hall Door widths 0.72m, both rooms carpeted.

Specific room details:

Kitchen – Quarry tiles .All units standard height. Oven and Hob are electric.

Lounge – Laminate wooden floor – no rugs

Dinning – Quarry tiles – no rugs

Shower room – Quarry tiles

Bath room – Quarry tiles

Bedroom 1 - Carpet

Bedroom 2 – Carpet

Conservatory – Laminate Floor

Bathroom & WC:

Shower room – Standard fittings. 0.27m step up to enter shower . Shower door 0.72m wide. Largest free space is 1.10m x 1.60m. No lock on room door.

Bathroom – Standard fittings. Shower over bath so have to step over bath lip 0.56m high. Largest free space is 1.08m x 1.30m. Door lock can be undone with a

key.

Garden

To access the property one must access the garden. The garden is an L shape around the cottage, consisting of paved areas, flower beds and a rectangular lawn. The main entrance to the house is on the short side of the cottage and the entrance to the cottage via the conservatory is on the long side of the cottage. The lawn slopes slightly away from the cottage. Approx 13m x 6m in size. There is also a 0.3m high raised area with concrete surface 3m x 8m for sitting.

Public Transport:

Nearest Rail link: Stranraer (34 miles away)

Nearest Bus link: 250m away

Additional Info: Limited mobile phone reception

Last update 5/1/15