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[www.gmthomson.co.uk](http://www.gmthomson.co.uk)

## EAST ROUCAN COTTAGE, TORTHORWALD, DUMFRIES, DG1 3QE



A rural detached single story cottage of stone construction and slate roof, situated near the village of Torthorwald in Dumfries and Galloway. The property is fully double glazed and benefits from oil central heating. The scenic area of Torthorwald is approximately 3 mile drive to Dumfries and other local facilities.

- HALL
- LIVING ROOM
- KITCHEN
- UTILITY
- BATHROOM
- 2 BEDROOMS,
- EPC= F

### OFFERS OVER £130,000 ARE INVITED

**SITUATION**

East Roucan is situated on the outskirts of Torthorwald, approximately 5 miles to Lochmaben and approximately 10 miles to Lockerbie. The property is situated in a picturesque rural location which has many attractive features including Torthorwald castle dating back to the 14th century and country walks. Torthorwald village benefits from having a county house hotel, village hall, primary school and local amenities.

**DESCRIPTION**

East Roucan is an idyllic cottage with a modern kitchen and spacious rooms throughout. The garden is fully enclosed with small patio area at back and has two large garden sheds. Parking available.

**DIRECTIONS**

From Dumfries take the A709 signposted Lochmaben and Lockerbie. Take the minor turning on the right hand side after the turning signposted to Collin and the Crematorium, and the cottage is sat at the end of the road on the right hand side.

**ACCOMODATION**

Timber door leads to

**Hall**

**(2.00m x 1.14m)**

Built in cupboard housing electricity meter and fuse box. Pendant light fitting. Central heating radiator. Carpet.

**Bedroom 1**

**(4.52m x 3.68m)**

Double glazed window. Built in cupboard. 4 electric points. Central heating radiator and telephone point. Pendant light fitting. Built in cupboard. Carpet.

**Living Room**

**(4.93m x 4.53m)**

Double glazed window. Open stone fireplace with wooden hearth and corner unit. Telephone and television point. 6 power points and loft hatch. Ceiling light fitting. Central heating radiator. Carpet.

**Kitchen**

**L Shaped (3.52m x 2.19m & 1.63m x 1.06)**

Double glazed window. Fitted floor and wall units light oak effect with dark marble effect work top. Single stainless steel sink and drainer with mixer tap. Shelved cupboard. Extractor fan. Pendant light fitting. Central heating radiator. Vinyl flooring.

**Bathroom**

**(2.30m x 1.50m)**

Frosted double glazed window. Bath with Mira sport electric shower over and folding shower screen with tiled splash back. Wash hand basin and WC. Medicine cabinet. Central heating radiator. Extractor fan. Ceiling light fitting and laminate effect vinyl flooring.

**Bedroom 2**

**(3.55m x 2.49m)**

Double glazed window. 2 electric points and smoke alarm. Central heating radiator. Pendant light fitting. Carpet.

**Utility**

**(3.16m x 1.59m)**

Double glazed window and door. Grant boiler and electric point. Ceiling light fitting. Concrete floor.

**OUTSIDE**

To the front of the property are mature shrub borders with a path to the side garden which is mostly lawn. 1200 litre oil tank sits at the rear of the site. There are two garden sheds.

**SERVICES**

Mains electricity and water with septic tank. The house has full oil fired central heating system.

**COUNCIL TAX**

The property is currently assessed as Band C for Council Tax Purposes.

**POSTCODE**

DG1 3QE

**VIEWING**

Viewing is strictly by appointment with the selling agent.

**HOME REPORT**

You can access the home report on [www.onesurvey.org](http://www.onesurvey.org)

**OFFERS**

Offers in Scottish legal form are to be submitted to GM Thomson & co.

**CLOSING DATE**

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

**PARTICULARS**

These particulars were prepared on 01/05/18 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at law.



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