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STONEHOUSE COTTAGE, GLENCAPLE ROAD, DUMFRIES, DG1 4TY



This traditional harled sandstone detached, 2-bedroom, cottage is just 3 miles from Dumfries town centre yet benefits from being situated in an idyllically rural location with stunning views of the surrounding countryside. The property has ample off road parking with a large enclosed garden which surrounds the cottage. Whilst being in a rural location the local amenities, primary and secondary schools are only a short drive away. Also located nearby is Caerlaverock Castle and the National Nature Reserve at Caerlaverock. The Solway Coast and further local tourist attractions such as the Burns Mausoleum, Dumfries Museum and Camera Obscura are also within close proximity.

- Entrance
- Hall
- Living room
- Kitchen
- Bathroom
- 2 bedrooms
- Conservatory
- EPC= G

Offers of £135,000 are invited

DESCRIPTION

Stonehouse Cottage is a 2 bedroomed, detached, uPVC double glazed, LPG gas central heated property with off road parking, and a conservatory.

The property is situated 3 miles from the town centre and offers easy access to the town centre, the local amenities and schooling. Whilst being close to the town centre, once at the property, you feel that you are at the heart of the Dumfriesshire country side with stunning views from all areas of the cottage.



DIRECTIONS

From Dumfries proceed along the Whitesands towards St. Michaels Bridge Road, at the traffic lights keep left. At the next set of traffic lights turn right onto St Michael's Street and proceed to the roundabout. At the roundabout take the third exit. As you approach the next traffic lights keep right heading out on the Glencaple Road. Once at the mini roundabout take the first exit and continue for approximately half a mile and you will find Stonehouse Cottage to your left with large gates to the gravel drive way.

ACCOMMODATION

uVPC door leads to

Hallway

(3.60m x 1.00m approx.)

The hallway has laminated flooring, a radiator, one central light fitting and leads to the bedrooms, bathroom, sitting room and has a large storage cupboard.



Sitting Room (4.70m x 4.10m approx.)

The sitting room is located to the front of the property overlooking the front garden. There is a wooden fire surround with a gas fire and marble effect hearth and a radiator. The room carpeted, with coving, has a large uPVC window and overlooks the front garden and views beyond. The sitting room then leads to the kitchen and on to the conservatory.



Kitchen(4.10m x 2.20m approx.)

The kitchen is to the rear of the property overlooking the garden. There are a mixture of wall and base units, laminated flooring, wooden effect formica worktops. There is a stainless-steel sink, plumbing for a washing machine, cooker and cooker hood, a large cupboard where the hot water tank is located and laminated flooring.





Conservatory (2.20m x 2.20m at its widest part approx.)

The uPVC conservatory has laminated flooring, wall mounted light fittings and a uPVC door leading to the garden. There are also 2 radiators and a T.V. Point



Bathroom (2.30m x 1.70m approx.)

The bathroom comprises of a wash hand basin, w.c, shower over bath, shower screen. There is also an extractor fan, uPVC frosted window overlooking the rear of the property. There is a radiator and the walls are partially covered with respitex coverings.



Bedroom 1 (3.00m x 3.70m approx.)

The first double bedroom is located to the front of the property and overlooks the front garden and views beyond. The room is carpeted, has a uPVC double glazed window, coving and a built-in cupboard.



Bedroom 2 (4.70m x 4.10m approx.)

The larger of the 2 bedrooms is located to the front of the property and again overlooks the front garden and views beyond. There is a uPVC double glazed window, carpet, coving, one central light fitting and radiator.



OUTSIDE

The property has a large garden with lawned areas, gravel drive way, mature trees and a mixture of hedges and fences showing the



boundaries. There are spectacular views all around the property and looking over to the Solway Firth and Criffel

SERVICES

Mains electricity, LPG gas, water and a septic tank. The house has full gas central heating system.

COUNCIL TAX

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

POSTCODE

DGI 4TY

VIEWING

Viewing is strictly by appointment with the selling agent.

HOME REPORT

You can access the home report on 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.

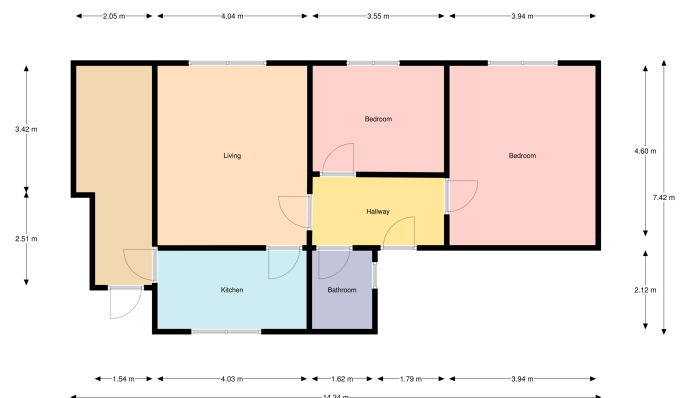
PARTICULARS

These particulars were prepared on 03/12/18 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.



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



Floor plan is for illustrative purposes only

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