



SW
STANLEY
WRIGHT

1 Ellerslee Cottage
Kirkmahoe
Dumfries and Galloway
DG1 1TD

Semi-detached rural cottage with open views across the Dumfriesshire countryside

- 2/3 bedrooms
- open fire
- oil central heating
- private garden
- driveway



1 Ellerslee Cottage is a well presented traditional semi-detached cottage around 3 miles from the village of Kirkton in Dumfries and Galloway.

Built of rendered brick under a slate roof, it has oil fired central heating and double glazed windows.

All rooms are ground floor and off the hallway with the exception of the kitchen, which is accessed through the sitting room or from the rear door.

uPVC front door opens into a small porch area leading to the hallway.

Sitting Room (approx. 5.2 x 3.55m)

Double glazed uPVC window. Open fire with stone surround. Central heating radiator. Door to kitchen

Kitchen (approx. 4 x 2.4m)

Double glazed uPVC window. Central heating radiator. Range of modern wood effect fitted kitchen units with black worktop and tiled splashback. Stainless steel sink and taps. uPVC exterior door opens to the rear of property.





Dining Room/Bedroom 3 (approx. 4 x 3.9m)

Double glazed uPVC window. Central heating radiator. Boarded over chimney breast.

Bedroom 2 (approx. 3 x 2.9m)

Double glazed uPVC window. Central heating radiator.

Bedroom 1 (approx. 3.75 x 3m)

Double glazed uPVC window. Central heating radiator.

Bathroom (approx. 2.6 x 1.5m)

Double glazed uPVC window. Modern 3 piece bathroom suite with electric shower over bath. Heated towel rail.





An outbuilding is attached to the property and houses the boiler and hotwater tank as well as providing useful storage.

A lawned private garden lies to the front of the house. The rear of the property has a large concrete and gravel parking area and a garage constructed from prefabricated concrete panels.

Services:

Mains electricity and water

Private drainage with septic tank

Oil central heating

Council Tax Band: B

EPC: D

Situated in a beautiful rural location, 1 Ellerslee Cottage is close to many local amenities. Duncow Primary school is less than 2 miles away, Locharbriggs is 5 miles and has a shop and Post Office and the village of Auldgirth is 5.5 miles which has a pub/restaurant.

The market town of Dumfries lies 7 miles away with a variety of shops, supermarkets, hospital and schools.

Dumfries 7 miles

Junction 15, M74 motorway 17 miles

Carlisle 39 miles

Glasgow 74 miles

Edinburgh 77 miles



Floor plans

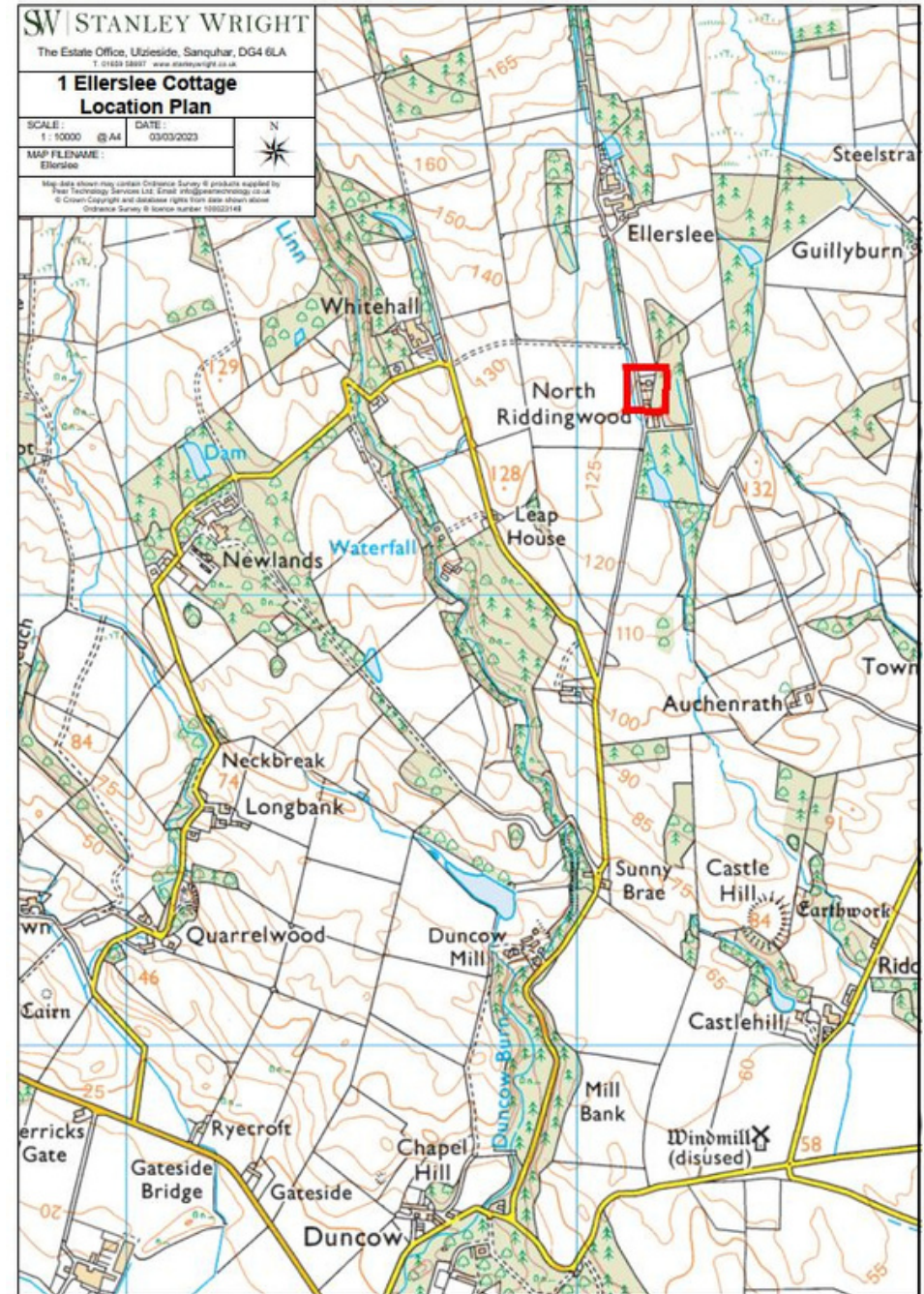


For illustrative purposes only, not to scale. All sizes are approximate.

Location and property plan



Not to scale



Not to scale

What3Words

To find this property using the What3Words app, enter the following 3 words ///muted.lines.wordplay

Sale information

Home Report

Available on request.

Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion.

Entry and Possession

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

Third Party Rights & Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise and purchasers will be deemed as satisfied themselves in respect thereof. A right of access will be granted along the access track coloured blue on the plan from the public road for the benefit of the owner of 1 Ellerslee Cottage with a share of maintenance according to user.

Note

These particulars do not form any part of any contract.

The statements or plans are not warrantied nor to scale.

Approximate measurements have been taken by sonic device at the widest point.

Services and appliances have not been tested and no warranty is given as to their compliance with regulations.



SW
STANLEY
WRIGHT

The Estate Office
Ulzieside
Sanquhar
DG4 6LA

01659 58697
info@stanleywright.co.uk