



**SW**  
STANLEY  
WRIGHT

## **2 Dinning Cottage**

Closeburn

Thornhill

Dumfries & Galloway

DG3 5JQ

A 3 bedroom semi-detached rural cottage near Closeburn in Dumfries and Galloway. The neighbouring cottage is also available with potential to reinstate as one property.

- Large kitchen/diner
- Sitting room with open fire
- Views across the Nith valley



2 Dinning Cottage invites ample natural light through a large window in the stairwell and provides unobstructed views of the River Nith and pastureland to the west. Outside the garden wraps around 3 sides of the property providing parking and a wood store.

Front door opens to a small **porch** (approx. 1.2 x 1.1m) with cupboard housing electricity key meter.

Door to spacious **hallway** (approx. 2.2 x 3.9m) and staircase.

**Sitting room** (approx. 3.6 x 4.9m)

Large and bright double aspect room with open fire and built in cupboard.

**Kitchen/Diner** (approx. 3.6 x 4.9m)

Large double aspect open plan kitchen/diner. Fitted with a range of wall and floor units with laminate worktop.

Upstairs

**Bedroom 1** (approx. 3 x 4.9m)

Double bedroom with built in cupboards.

**Bedroom 2** (approx. 2.9 x 3.2m)

Double bedroom with cupboard.

**Bedroom 3** (approx. 3.7 x 2.1m)

Small double bedroom.

**Bathroom** (approx 3.6 x 1.5m)

Bath with electric shower above. Toilet and wash hand basin.





The neighbouring property, No.1 Dinning cottage is also available from the same seller.

The two cottages were originally one house and have potential to be reinstated as one larger property.

The property is located 4 miles south of Thornhill and 8 miles north of Dumfries.

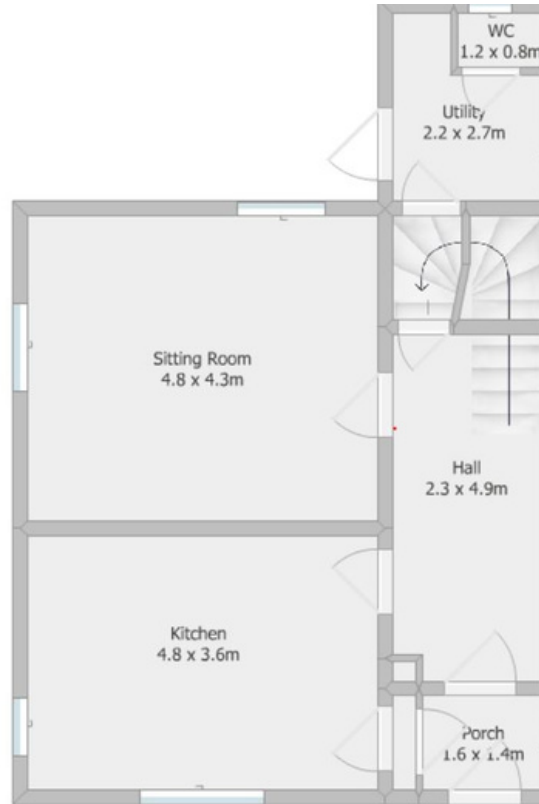
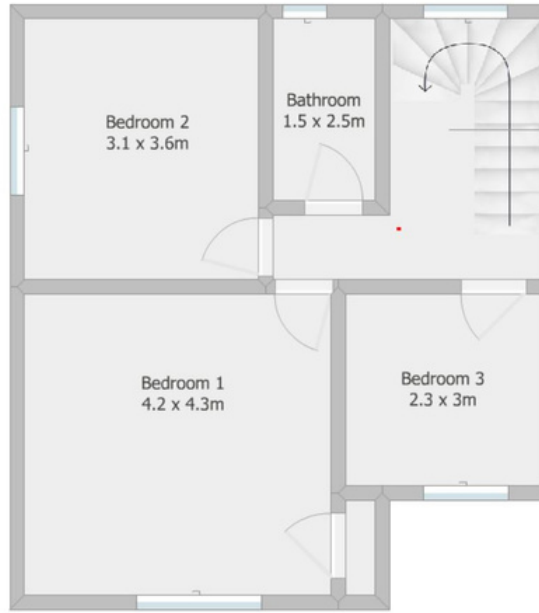
Thornhill is a picturesque town with an assortment of shops, grocery stores, tea rooms and hotels along its main street. Thornhill is also home to well revered Buccleuch & Queensberry Arms Hotel. Further amenities include gyms, health centre, bowling club, squash club and a golf course cater to diverse needs. Local education is provided at Wallace Hall Academy, a regular fixture in the Sunday Times top 50 Scottish state schools.

The county town of Dumfries has a variety of shops, cafes & restaurants, supermarkets, hospital, schools and a train service running between Carlisle and Glasgow. Lockerbie train station provides travel to Edinburgh, Glasgow and the West Coast mainline.

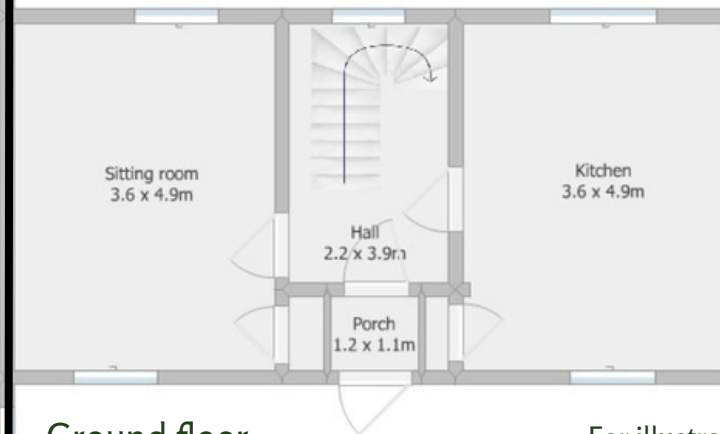
Thornhill 4 miles  
Dumfries 8 miles  
Lockerbie 22 miles  
Carlisle 41 miles  
Glasgow 67 miles  
Edinburgh 71 miles



# Floor plans



First floor



Ground floor

## No. 1 Cottage services:

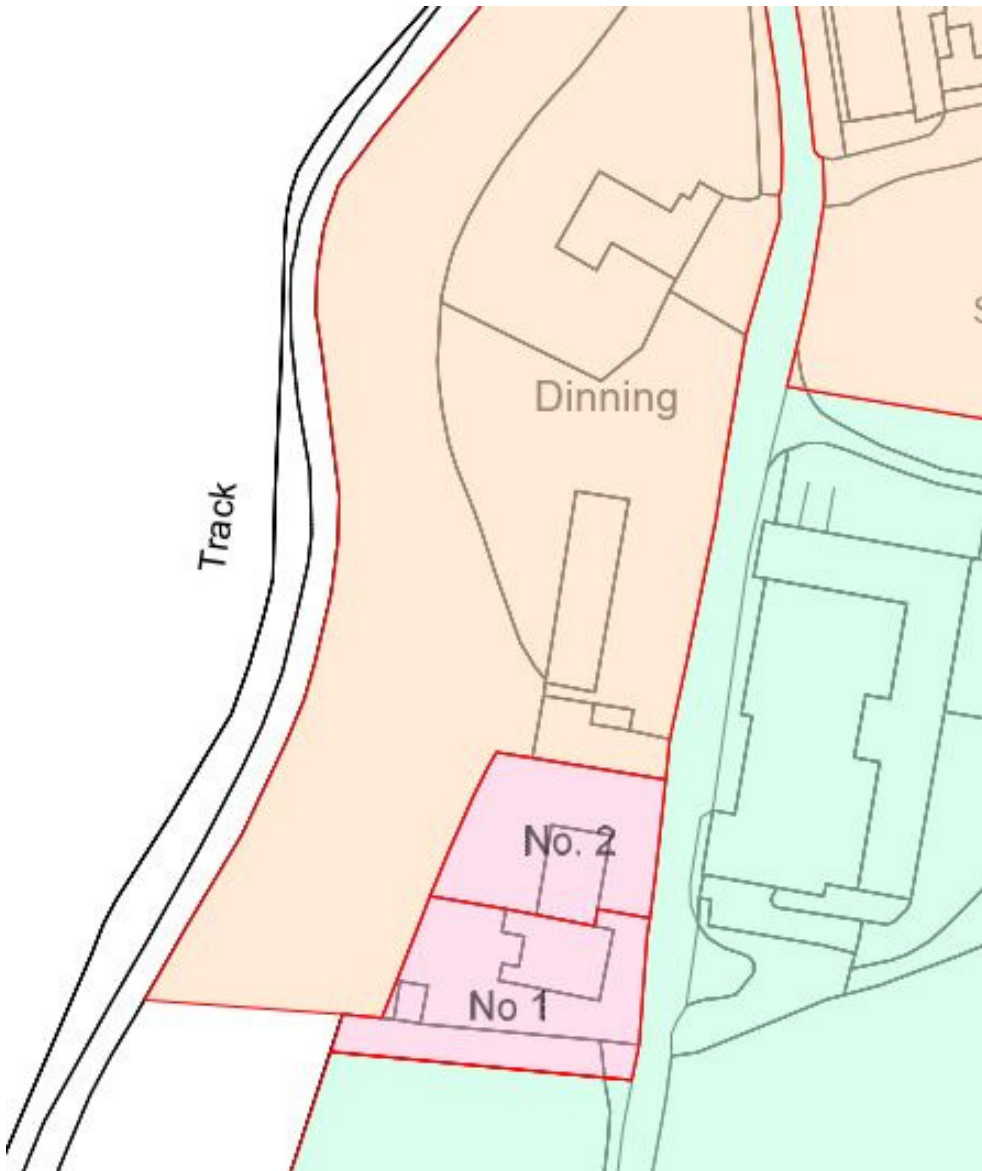
- Mains electricity and mains water
- Private drainage with septic tank
- Oil central heating
- Council Tax Band: D
- EPC: Band E (49)

## No. 2 Cottage services:

- Mains electricity (key meter) and water
- Private drainage with septic tank
- Oil central heating
- Council Tax Band: B
- EPC: Band E (42)

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

# Location and property plan



What3Words To find this property using the What3Words app, enter the following 3 words ///mascot.suspends.canjons

Not to scale

## 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 to the houses and steading will be given on completion or such mutual time to be agreed by the seller and the purchaser.

### 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. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

### 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 to have satisfied themselves in respect thereof.

### Note

These particulars do not form any part of any contract.

The statements or plans are not warranted 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.

### The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.



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