



SW
STANLEY
WRIGHT

Windshiels Cottage

Boreland
Lockerbie
Dumfries and Galloway
DG11 2LE

Detached rural cottage in the Dumfriesshire countryside
in need of refurbishment and modernisation

- 2 bedrooms
- generous kitchen and utility
- working chimneys
- private drive with garden and stream
- outhouse

Windshiels Cottage near Boreland, Dumfriesshire is a traditional stone cottage with slate roof in need of refurbishment and modernisation.

All rooms are ground floor and off the hallway with the exception of the bathroom and utility which are accessed through the kitchen or directly from the back door.

The property is heated by electric night storage system however, this could be changed as part of a refurbishment project.



uPVC front door to hallway

Kitchen (approx. 3.96 x 4.71m)

A generous dining kitchen with open fire / wood burning stove potential and incorporating a range of fitted kitchen units. Double glazed uPVC window.

Door from kitchen to **Utility** area with uPVC door to rear and Double glazed uPVC window.

Lounge (approx. 4.21 x 4.71m)

A generous room with double glazed uPVC window and fireplace with flue for wood burning stove.



Bedroom 1 (approx. 3.41 x 3.59m)

Double glazed uPVC window and storage press cupboard.

Bedroom 2 (approx. 3.48 x 3.59m)

Double glazed uPVC window.

Bathroom

Double glazed uPVC window.

With white bathroom suite and electric shower over bath.

Services

Mains electricity and water

Private drainage with septic tank

Electric night storage heaters

Council Tax Band: D

EPC: F





Situated in a beautiful rural location, Windshiels cottage is 7 miles from Lockerbie which has a variety of amenities including shops, supermarket, primary and secondary school, ice rink, pubs and hotels. Hutton Primary School is only 1 mile from Windshiels Cottage. Lockerbie also benefits from a mainline train station with direct services to Glasgow, Edinburgh and Carlisle onwards.

Lockerbie 7 miles

Moffat 11 miles

Dumfries 18 miles

Carlisle 33 miles

Edinburgh 62 miles

Glasgow 67 miles

To the rear of the property is a stone outbuilding providing useful storage. The property is further enhanced by a mature hedge enclosed garden and bounding the front of the property is the Caldwell Burn.

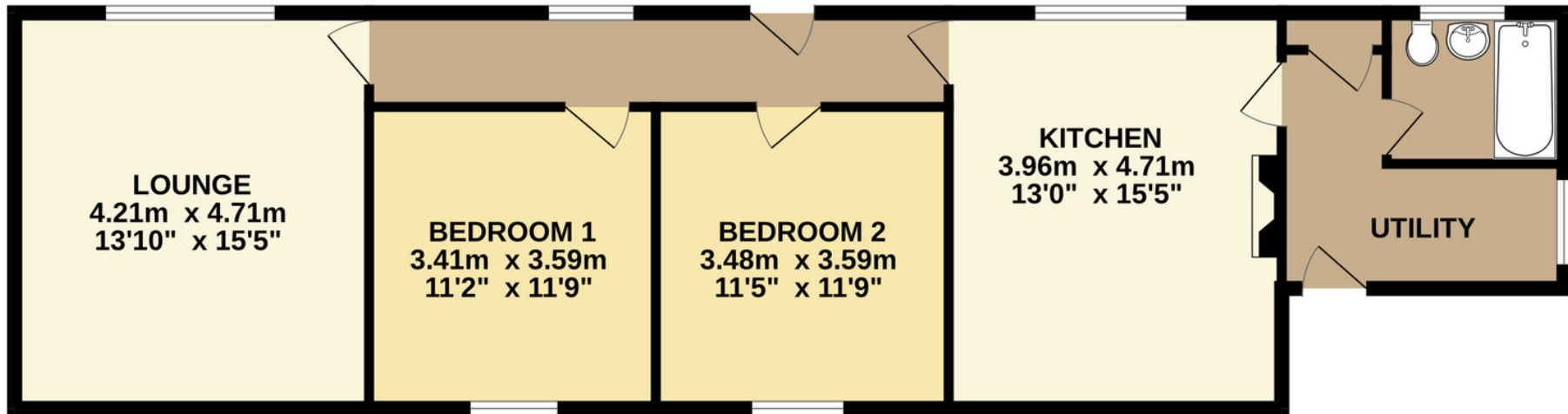
Access to the cottage is from the public road and by way of the private road as indicated on the property plan overleaf between points A & B.

A right of access will be retained by the vendor to the agricultural land beyond Windshiels Cottage as identified between points B & C on the property plan overleaf. It should be noted this is not the principle access to the agricultural land.



Floor plans

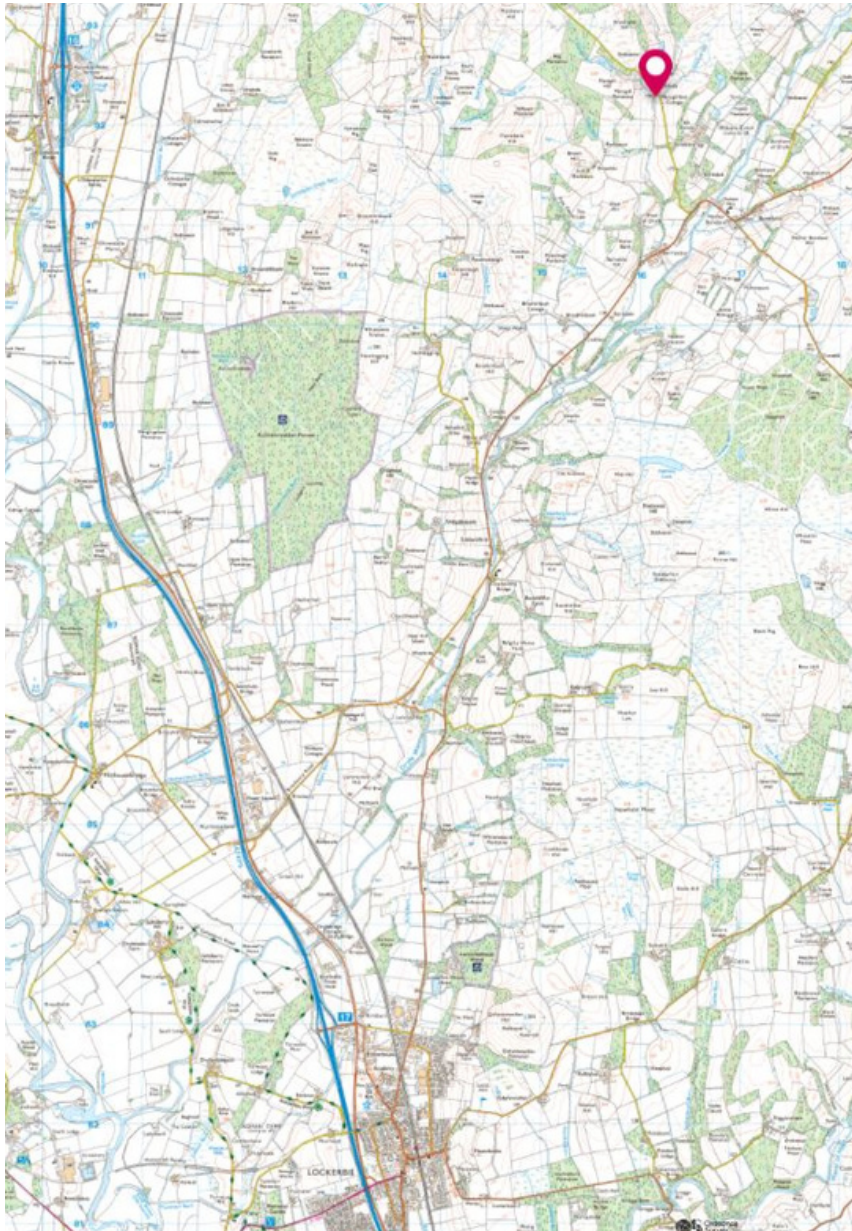
GROUND FLOOR



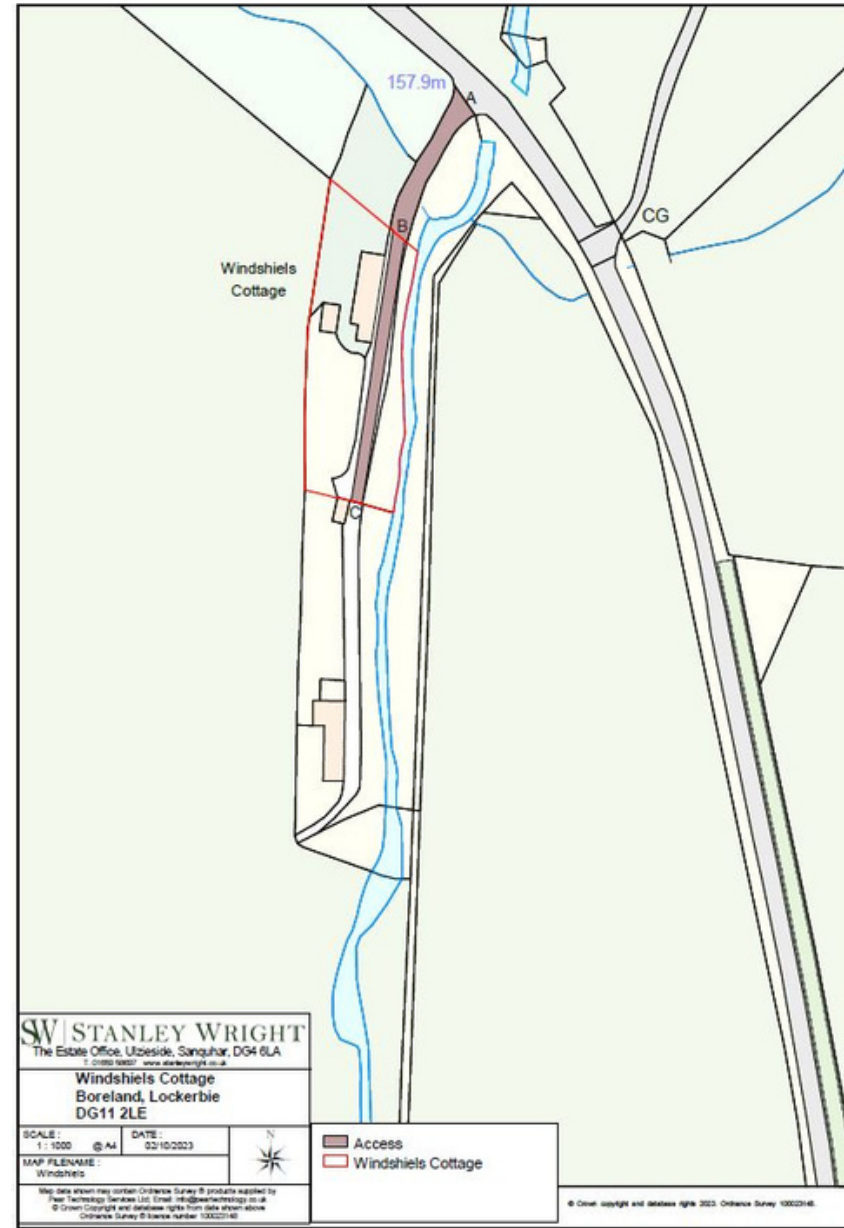
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 ///shells.havens.gracing

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. 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 satisfied themselves in respect thereof.

Method of Sale

The property is offered to the market for sale as a whole.

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.



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.

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