



A charming and deceptively spacious cottage, with an abundance of character. Detached garage and large garden
Holmlea, Dryfebridge, Lockerbie, DG11 2SF



Property Details

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Offers Over
£235,000

Description

A deceptive and utterly charming semi-detached cottage, located in the small hamlet of Dryfebridge just on the outskirts of Lockerbie. Private driveway, detached garage and large sunny garden.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Deceptively spacious semi-detached cottage
- Three bedrooms
- Immaculate condition throughout, with charming features
- Two reception rooms
- Detached garage and private driveway
- Large, fully enclosed garden
- Excellent road and rail links



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Situation

Lockerbie offers a wide range of amenities including supermarket, a local golf course, cafes, two vet's practices, an ice rink and much more. Lockerbie Primary and Secondary schools are easily accessed, and both are highly-regarded locally for educational standards. The area has good rail links with Edinburgh and Glasgow, being served by the mainline railway station in Lockerbie whilst London Euston can be reached in about 3.2 hours from Carlisle. The airports at Edinburgh, Glasgow and Newcastle are all about 1.5 hours' drive.



Accommodation

The front door opens into the hallway, with quarry tiled floor and a carpeted timber staircase rising to the first floor. The sitting/dining room is a lovely space with unusual features. The room has an exposed stone wall, beams to the ceiling, tall fitted bookshelves, an open fire and enjoys a dual aspect to the front and side elevations. The galleried first floor landing with skylight is over the dining area and gives added light to the space below.

The kitchen comprises of excellent solid wood units and complementary worksurfaces, and has an integrated dishwasher, range cooker and space for a fridge/freezer and washing machine. There are two windows to the rear. Adjacent to the kitchen is the bathroom and rear porch. The large porch offers a cloaks area and tiled floor, with door to the driveway and garden. The charming bathroom comprises of bath with shower over and hand held shower attachment, WC, wash hand basin, storage cupboards, timber floor and a feature exposed stone wall.

There is a generous ground floor double bedroom with a cast iron fireplace and window to the front elevation. This room could be used for a multitude of purposes, and leads through to a large studio room, which is an excellent bonus space, with slate floor, exposed stone walls, skylights and double doors opening to the rear.

On the first floor there is a spacious landing with polished wood floor. Two double bedrooms can be found on the first floor, both with attractive polished wood floors, a dual aspect, high level storage areas and one has fitted cupboards. The property is in extremely good condition throughout and must be viewed to be appreciated.







Outside

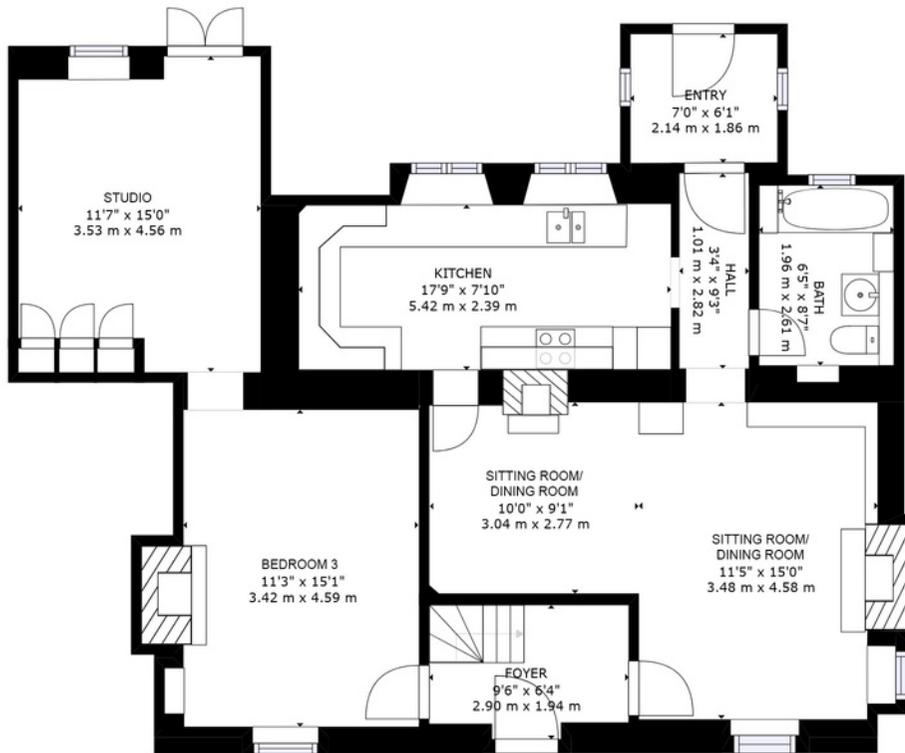
The private road into the hamlet of Dryfebridge is shared with the neighbours and an agreement for shared upkeep of this small area of road is in place.

A gated entrance opens into Holmlea's private driveway, which offers parking for many vehicles. There is also additional parking directly to the front of the property. There is a large detached, stone-built garage.

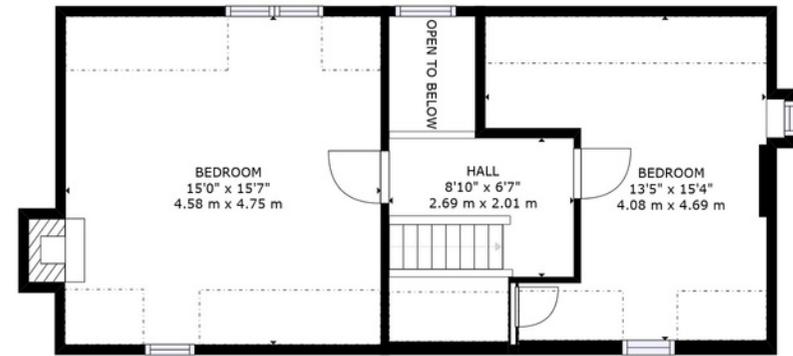
The garden is fully enclosed, an excellent size and enjoys the sun for much of the day. The garden is bordered by open fields on two sides and is predominantly laid to lawn, and there are also paved patios, vegetable beds, deep flowering borders, a greenhouse and a timber shed.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1075 sq. ft, 100 m², FLOOR 2: 379 sq. ft, 35 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 124 sq. ft, 12 m²
 TOTAL: 1453 sq. ft, 135 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: F.

Services: The property is serviced by mains electricity and mains water. Oil fired central heating. There is private drainage with a septic tank that is shared with the neighbouring properties (the septic tank is registered with SEPA). Double glazing throughout and open fires.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band C.

Solicitors: TBC

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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