



Ailsa Cottage, Ruthwell Station, Dumfries, DG1 4NY

Offers Over £150,000

C&D Rural

Ailsa Cottage, Ruthwell Station, Dumfries, DG1 4NY

- 2 bedroom semi-detached bungalow
- Recently refurbished
- Good sized garden and outbuilding to side
- Air Source Heat Pump & Solar Panels
- Off road parking
- In a commuter village location

An attractive, single storey property, in a popular commuter village location with off road parking, garden and outbuilding.

Council Tax band: C

Tenure: Heritable Title (Scottish version of Freehold)

EPC Energy Efficiency Rating: D

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The Accommodation

Ailsa Cottage has been fully restored by the current owners and includes a handmade kitchen, living room with log burning stove, two double bedrooms and a bathroom containing a bath, electric shower cubicle, WC and wash basin. New carpets and other floor coverings have been laid. It has been rewired, with all new plumbing and radiators.

Externally, the property benefits from off road parking and a garden, with a useful storage shed on the side of the property.

Situation

The property is located in the popular village of Ruthwell and is approached via a shared private access.

what3words: ///mammals.streetcar.nuzzled

Ruthwell is a small village, lying roughly half way between Annan and Dumfries, with a rich history. The Ruthwell Cross is a celebrated 8th-century Anglo-Saxon cross located in Ruthwell Church. It is considered one of the finest examples of Anglo-Saxon stone carving in Britain.

Cummertrees Primary School is close by, with secondary schools in Dumfries, Annan and Lockerbie. Websites like School Guide and Locating can provide additional insights on ratings and reviews.



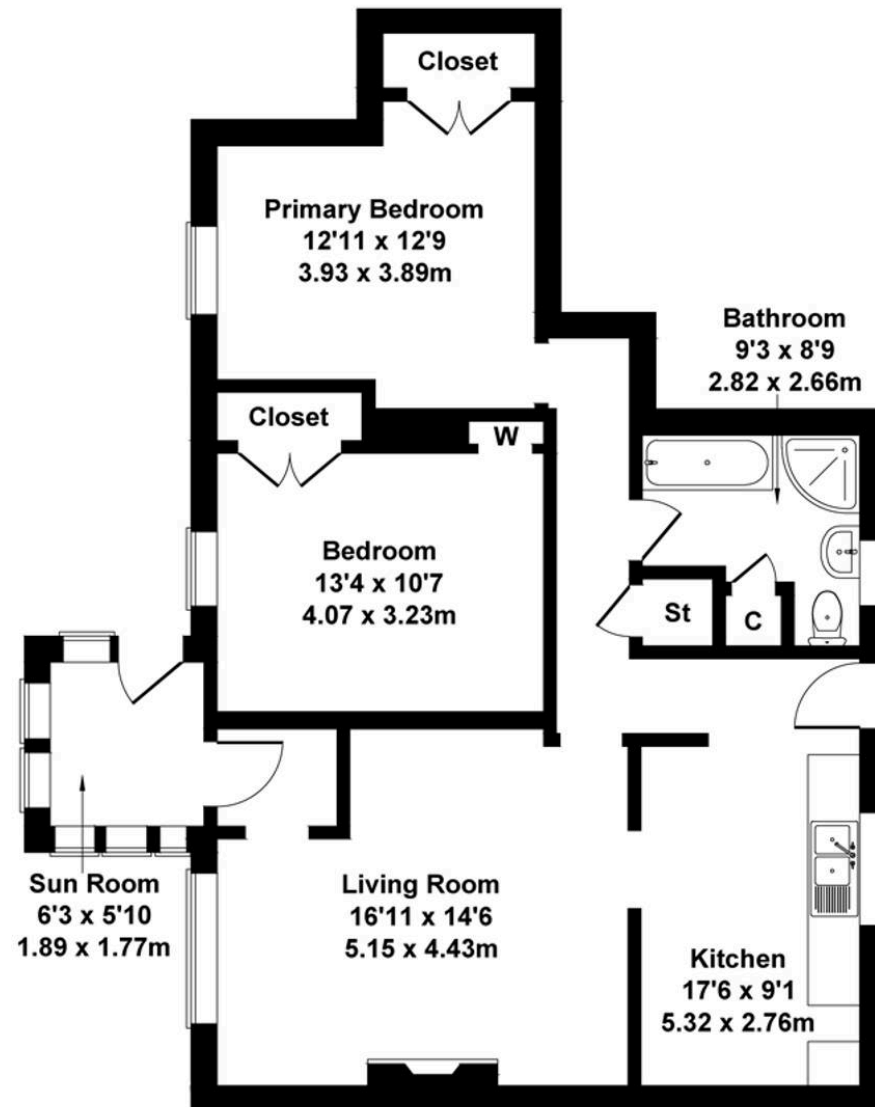






Ailsa

Approximate Gross Internal Area
818 sq ft -76 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Ailsa Cottage, Ruthwell Station Sale Plan

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General Remarks & Stipulations

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.

Planning: We are not aware of any planning applications associated with the property.

EPC Rating: D

Broadband: Fibre

Services: Ailsa Cottage is serviced by mains water supply, mains electricity, shared septic tank drainage and air source heat pump heating.

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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

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

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 and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.