



7 Bellevue Street, Dumfries, DG1 3EJ

Offers Over £145,000

C&D Rural

7 Bellevue Street, Dumfries, DG1 3EJ

- Semi-detached sandstone property
- Three bedrooms
- Generous kitchen/dining room
- No chain
- Gas central heating
- Excellent central location with great transport links
- Rear private garden
- On-street parking

Three bedroom semi-detached sandstone cottage with on-street parking, private rear garden and close distance to schools and town amenities.

Council Tax band: D

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: D

C&D Rural



Eskdale Cottage, 7 Bellevue Street is a spacious and versatile three bedroom semi-detached cottage situated just off Annan Road, Dumfries. This characterful property is constructed of solid sandstone and is ideally situated within the town close to local schools and town centre amenities.

The Accommodation

The front door welcomes a generous entrance porch with Victorian tiled floor and inner door through to a spacious hallway with stairs leading to the first floor and doors leading into the living room and kitchen/dining room. The living room is a great size and is ideal for entertaining the whole family. The property has been freshly decorated throughout leaving the property with a fresh clean look. The living room features some characterful features such as window shutters and cornicing. The kitchen is located to the rear of the property and is fitted with a range of L-shape units incorporating an electric oven and hob with extractor hood and 1.5 bowl stainless steel drainer sink with mixer tap.

There is a large storage cupboard located under the stairs. There is excellent scope to install a centre island for either cooking or dining. Off the kitchen lies a useful utility room at the rear of the property with some additional storage unit, stainless steel sink and plumbing for white goods. There is a large storage room and there is a door to the back garden.



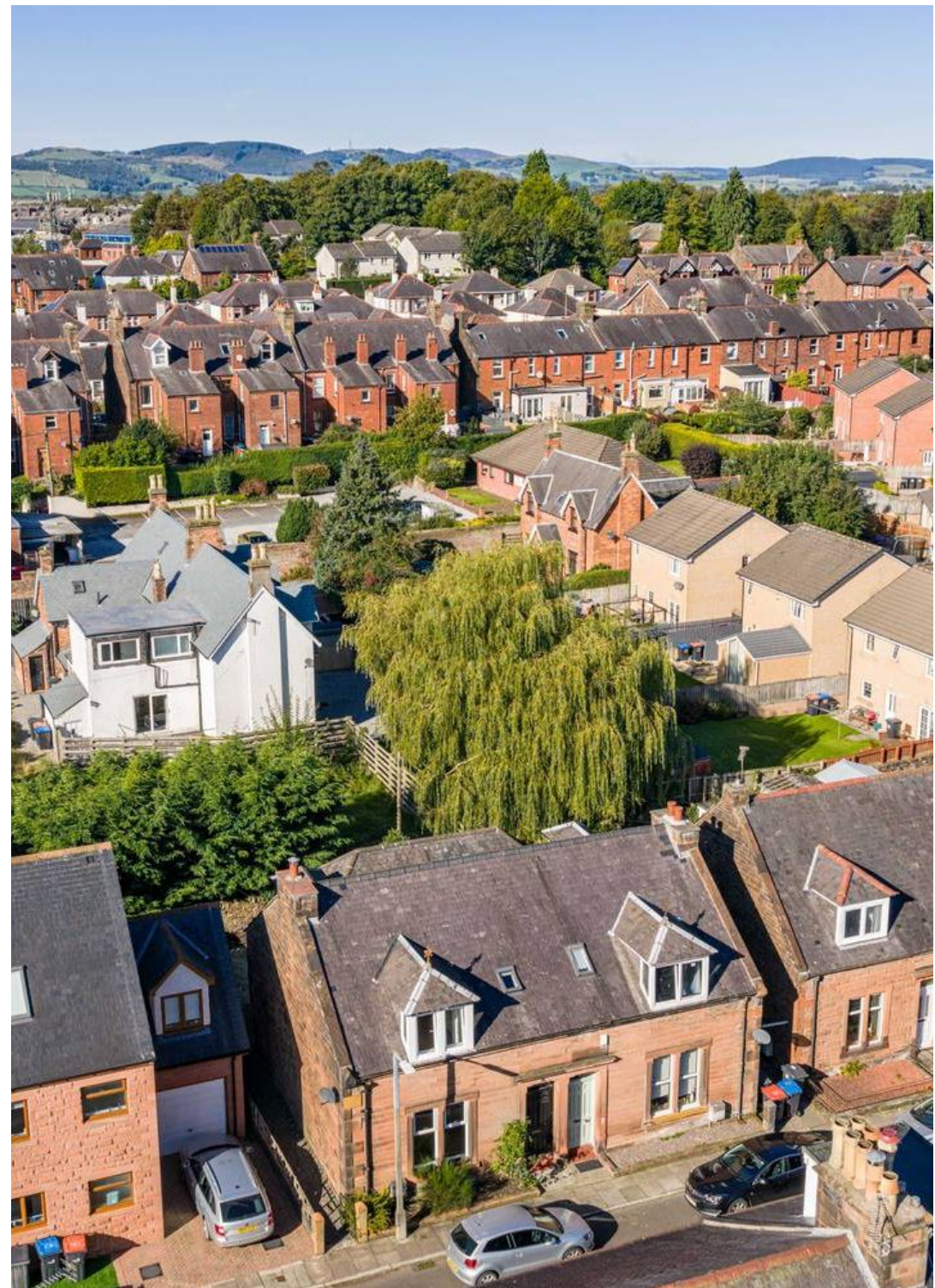
Upstairs there are three bedrooms and the family bathroom. Two of the bedrooms demand a comfortable double status with dormer windows and the third bedroom is a decent single and would also serve as an office space. The family bathroom is located at the rear of the property and features a bath with shower tap, WC and hand wash basin with mirrored cabinet. Externally the property is situated on a quiet street close to the town centre with on-street parking available. There is a path at the side of the property which allows access to the rear garden. The rear garden is private with raised bedding to the sides. For home owners who prefer a low maintenance garden, this cottage is perfect.

Location Summary

The property is walking distance to Dumfries town centre. A wide range of amenities can be found in Dumfries. There are also various close transport links, including Dumfries train station, which provides links to Carlisle and Glasgow. The M6 and M74 networks are accessible at Moffat, Gretna, and Lockerbie. A regular local bus servicing the town centre stops in the immediate vicinity. The surrounding area offers glorious countryside and historic ruins with easy access to the beautiful coast and a multitude of sporting and country pursuits including sailing, horse riding, mountain biking, fishing, golf and fine coastal and woodland walk.

What 3 words:

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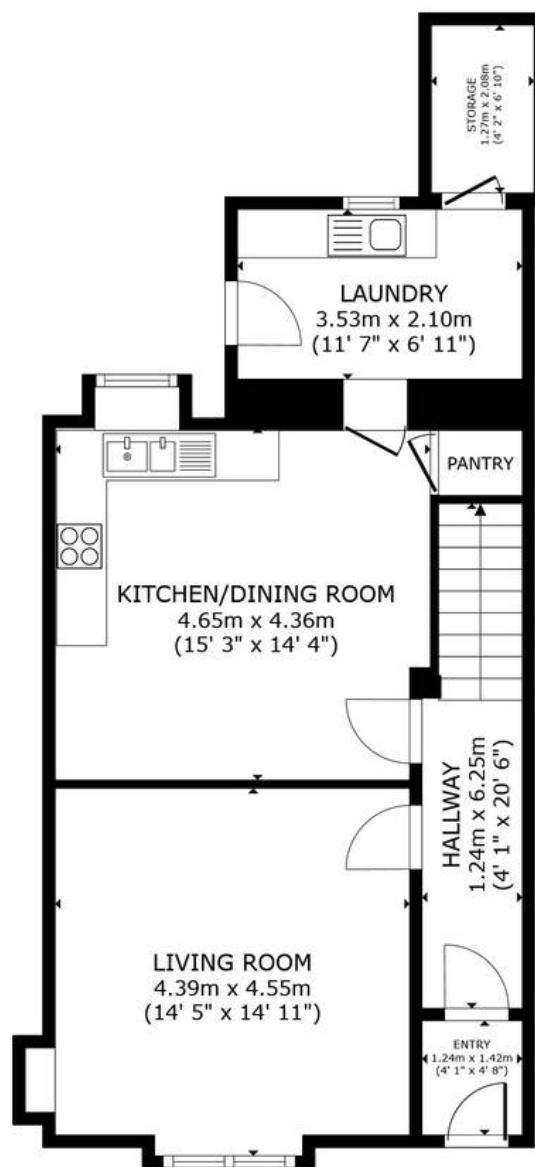






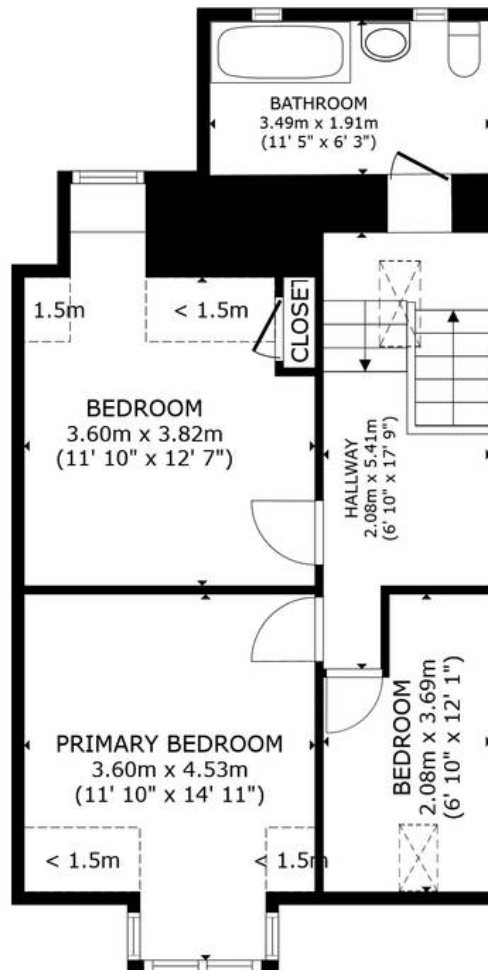






FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 64.4 m² (693 sq.ft.) FLOOR 2 55.0 m² (592 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 3.4 m² (36 sq.ft.)
 TOTAL : 119.4 m² (1,285 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 64.4 m² (693 sq.ft.) FLOOR 2 55.0 m² (592 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 3.4 m² (36 sq.ft.)
 TOTAL : 119.4 m² (1,285 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

EPC Rating: D

Broadband: Fibre broadband is assumed to be available and mobile coverage is good.

Services: 7 Bellevue Street is serviced by mains electricity, mains water, mains drainage and gas central 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. The property is in Council Tax Band B.

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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