



Old Lakehead of Ae, Ae, Dumfries, DG1 3LU

Offers over £310,000

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Owned by one family for over forty years, this three bedroom countryside home boasts gorgeous countryside views just 15 minutes drive from Dumfries town centre.

Nestled in a peaceful rural setting, this delightful three-bedroom cottage offers spacious accommodation and a wonderful opportunity to create your dream countryside retreat. Brimming with character, the property boasts generous living areas, a large garden, and stunning views. A rare chance to enjoy the tranquillity of country living with room to grow. Early viewing is recommended.

ENTRANCE PORCH

Ceiling light, window to three sides. Double timber and glazed door to front and timber and glazed doors leading onto entrance hallway. Tiled flooring.

ENTRANCE HALL

Timber and glazed door through from entrance porch to L shaped entrance hall. Two ceiling lights, central heating radiator with thermostat, door to understair cupboard, fitted carpet, stairs leading to first floor.

SITTING ROOM – 4.68M X 3.68M

Windows to the front and side, coving, ceiling light, decorative alcove, granite fireplace with open fire, two central heating radiators with thermostats, fitted carpet, double timber and opaque glazed door through to entrance hallway.



DOWNSTAIRS BEDROOM – 4.94M X 3.40M

Two ceiling lights, double window to rear, large wardrobe area with two three door fitted wardrobes, coving, two central heating radiators with thermostats and fitted carpet.

EN-SUITE – 3.69M X 2.05M

Large en suite bathroom with multi spot ceiling light, opaque window to rear, two central heading radiators with thermostats, two integrated shelved storage cupboards, shower cubicle with panelled walls, mains shower and glazed shower door, W.C., wash hand basin and fitted carpet.

LIVING ROOM – 7.62M 3.61M

Large room spanning the width of the property. Large window to the front with curtain pole. Double window to the rear with curtain rail. Decorative central ceiling light. Coving, two large central heating radiators. Tiled fireplace with open fire and fitted carpet.

KITCHEN – 6.40M X 3.54M

Large kitchen/dining room with assorted wall and base units, space for dishwasher, washing machine, cooker and fridge. Access to storage loft, multi spot ceiling light, large picture window to front with horizontal blinds, large window to side with horizontal blinds, stainless steel sink with double drainer, central heating radiator with thermostat, door leading off to rear entrance vestibule with coat hooks and storage, timber and glazed door to rear, Flotex flooring.



SHELVED LARDER/ UTILITY ROOM – 1.87M X 1.54M

Door leading from rear entrance vestibule, ceiling light, space for washing machine, window to rear, fitted shelving, electricity meter and fuse box. Flotex flooring.

LANDING

Velux roof light, ceiling light, central heating radiator with thermostat, fitted carpet, door to large, shelved airing cupboard housing hot water tank.

BEDROOM TWO – 4.64M X 3.94M

Ceiling light, double window to front with curtain rail. Two large, fitted wardrobes with sliding doors with hanging and shelving. Central heating radiator with thermostat and fitted carpet.

BEDROOM THREE – 4.65M X 3.86M

Double windows to front, curtain rail, ceiling light and two large, fitted wardrobes with sliding doors, hanging rails and shelving, central heating radiator with thermostat.

UPSTAIRS BATHROOM – 2.55M X 2.23M

Opaque glazed window to rear. WC and wash hand basin. Two wall hung mirrors. Shaving socket and a central heating radiator with thermostat. Shower bath with glass shower screen and electric Mira shower over partially laminate clad walls and fitted carpet.



OUTSIDE

Large, gated driveway leading from road with parking for multiple cars, leading to detached garage with workshop area, outside light and oil tank, large lawn area to front with established shrubs and trees, small orchard with established apple and pear trees.

To the rear there is a hard standing area with space for coal bunkers and wheelie bins, three outside lights and access to garage pedestrian door.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

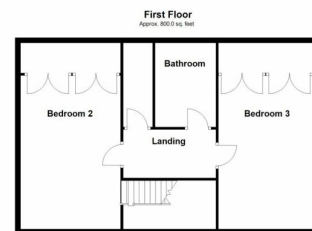
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.







Total area: approx. 1862.3 sq. feet



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