



## Dalskairth Shrubbery Cottage, Dumfries, DG2 8ND

Offers Over £300,000



# Dalskairth Shrubbery Cottage

Dalskairth Shrubbery cottage is a delightful and spacious 3 bedroom cottage located in a peaceful and tranquil location yet still in easy reach of Dumfries.

- Charming cottage
- 3 bedrooms with principal bedroom en-suite
- 1.6 acres of beautiful mature gardens and woodland
- Peaceful rural location but accessible to Dumfries

Council Tax band: E

Tenure: Freehold

## Location Summary

Located approximately 3.5 miles south west of Dumfries and accessed via the A711 Dalbeattie Rd and then an unclassified road , Dalskairth Shrubbery cottage benefits from a peaceful location surrounded by open countryside and forestry yet in close proximity to Dumfries for all the amenities and workplaces on offer there. There is a nearby primary school at Cargenbridge and multiple secondary schools in the town. Dumfries & Galloway Royal Infirmary is approximately 2 miles away. The A75 trunk route provides easy access to Cairnryan for Irish ferries and Gretna for the M6/M74 motorways. Dalskairth Shrubbery Cottage has Mabie Forest on it's doorstep, a haven for walkers and mountain bikers with one of the 7Stanes routes being located here.

what3words: ///headset.rewrites.petition



Dalskairth Shrubbery cottage is a delightful cottage located in a peaceful situation a short distance from Dumfries. The former Gardener's cottage for Dalskairth House, Shrubbery cottage sits in around 1.6 acres of beautiful gardens and woodland with lots of unusual specimens.

Dalskairth shrubbery cottage is stone built under a slate roof with a beautiful outlook over open countryside.

Upon entering through the front door the character of this charming cottage is evident. There is a large living room located to the front of the property with wood burning stove and sliding doors to the garden. To the rear of the house overlooking yet more of the garden is the delightful dining kitchen with an oil fired blue 4 oven AGA, a mix of fitted base and wall units with room for appliances and stainless steel sink. The family room offers a wonderful cosy sitting space with double doors to the garden terrace. There are 3 double bedrooms, the principal bedroom benefitting from an en-suite shower room with WC, basin, and shower. A family bathroom with corner bath, separate shower, WC and basin completes the accommodation. There is a cloakroom WC located off the front hall and some useful built-in storage.

Outside, Shrubbery Cottage sits in a beautiful mature garden with some woodland areas, a stream and with areas of lawn and terracing, a perfect place to enjoy the peace and tranquility of the location with a cup of tea or glass of wine. To the front the gravelled driveway provides ample parking for several vehicles.



## GENERAL REMARKS AND INFORMATION

**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.

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

**EPC Rating:** E

**Services:** Dalskairth Shrubbery Cottage is served by mains water, mains electricity, private drainage and oil fired central heating.

**Access:** The property is accessed via a shared private track with repair on a shared basis.

**Local Authority:** Dumfries & Galloway Council. Council Tax Band E.

**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

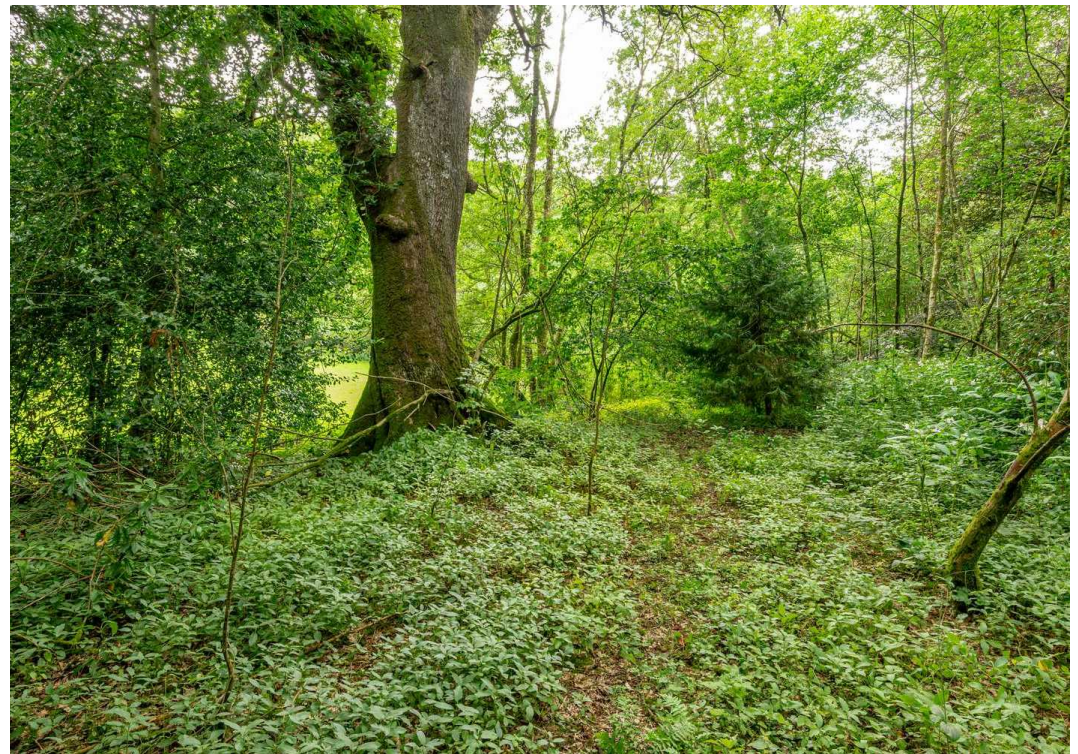
**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram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

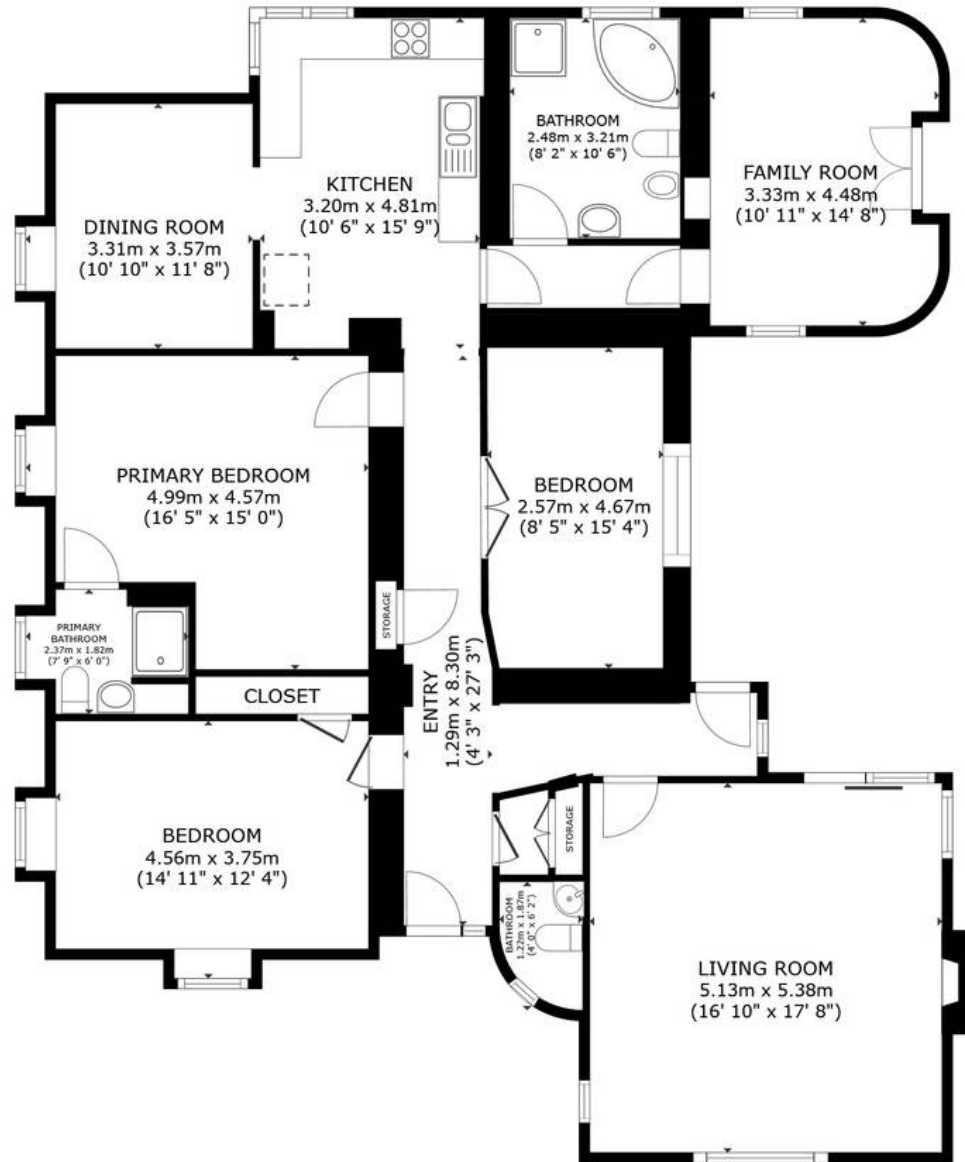
**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee ranging from £50 - £300 depending on the provider and the product.











## FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 160.3 m<sup>2</sup> (1,726 sq.ft.)  
 TOTAL : 160.3 m<sup>2</sup> (1,726 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## C&D Rural

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