



Peel Houses Cottage, Lockerbie, DG11 2RH

Offers Over £320,000



Peel Houses Cottage, Lockerbie, DG11 2RH

- Three bedroom detached bungalow
- Bright and spacious living room with multi-fuel stove
- Modern kitchen fitted in 2015 with integrated appliances
- Master bedroom with en-suite shower room
- Recently refurbished family shower-room
- Adjoining 1.45 acre paddock
- Fibre broadband to the premises
- Beautiful views of the Dumfriesshire countryside
- Rural lifestyle

Three bedroom detached bungalow with adjoining 1.45 acre grazing paddock situated on the outskirts of Lockerbie.

Council Tax band: E

Tenure: The Heritable (Scottish equivalent of Freehold) title

What 3 words

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Peel Houses Cottage is a detached three bedroom bungalow of brick construction with a pebble dash render, flexible accommodation throughout, modern kitchen and bathroom and three double bedrooms. The property also benefits from an adjoining 1.45 acre grazing paddock, perfect for buyers searching for somewhere with a small grazing paddock.

The Accommodation

The front door welcomes a generous hallway with doors to the main bedroom, sitting room and dining room as well as a useful storage cupboard ideal for hanging coats. The sitting room is a lovely and bright room with dual aspect that boasts pleasant views over the paddock and countryside. There is a multi-fuel stove set on a tiled hearth with timber mantel. A second reception room/dining room is located in the centre of the property, conveniently located just off the kitchen and features double French doors which step out onto a stone patio at the front of the house.

The kitchen was upgraded in 2015 and features a range of modern fitted units, a twin stainless steel sink, integrated electric oven and induction hob, integrated dishwasher, built-in wine rack, integrated microwave and built-in AEG coffee machine. There is plumbing available for a washing machine and large gap for a fridge/freezer. There is a back door for access from the kitchen to the rear garden.



There are three double bedrooms in the property with the principal bedroom benefiting from an ensuite shower room, comprising of a shower cubicle with electric shower, WC and a wash hand basin. The family shower room is modern and stylish after it was recently upgraded in 2023, with grey tiled flooring and complementary tiles walls and comprises of a walk-in mains shower with glass screen, towel rail, wall mounted wash hand basin with chrome mixer tap, LED mirror and WC. There is a cupboard which houses the hot water tank.

Externally the property is accessed via a private road which leads to an extensive driveway at the front of the house. There is ample space for parking and turning. The paddock roughly equates to 1.45 acres and has been well maintained. At the rear and side of the property are sections of garden with a large lawn to the side. There is a log store and shed at the rear of the house.

This is a rare opportunity to acquire a rural bungalow in a desirable setting and therefore viewings are highly recommend to appreciate what this property has to offer.



Situation

The property is located off the Lockerbie to Boreland Road, and is approximately fourteen miles from Dumfries and one mile from Lockerbie. There are a range of shops and amenities in Lockerbie including a primary and secondary school, medical practice, dentist, public houses and an 18 hole golf course. A wider range of shops and services are available in Dumfries and the M74 provides excellent connections Southbound and Northbound where Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes. Communications to the area are excellent with a train station in Lockerbie, having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr).





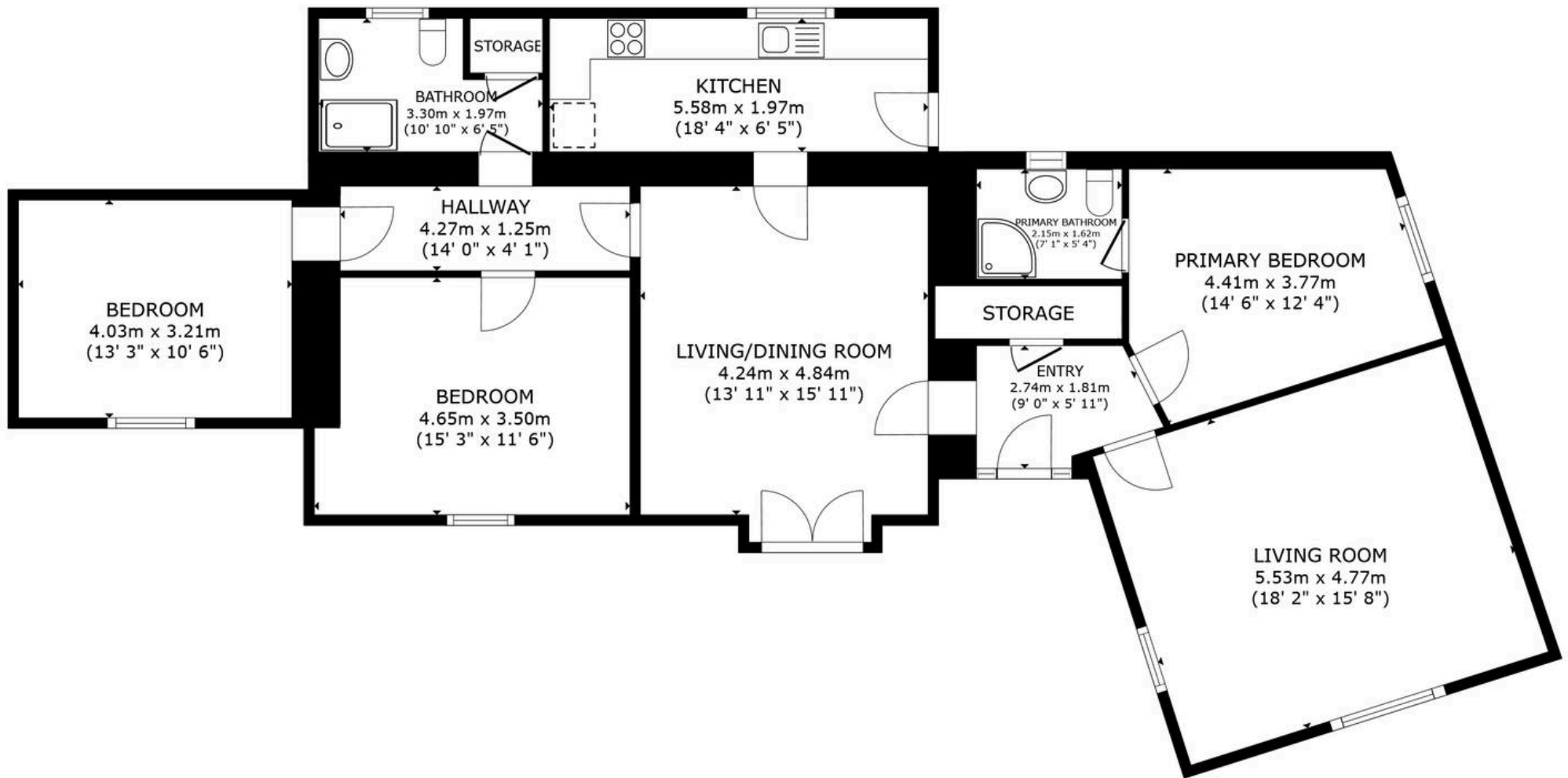






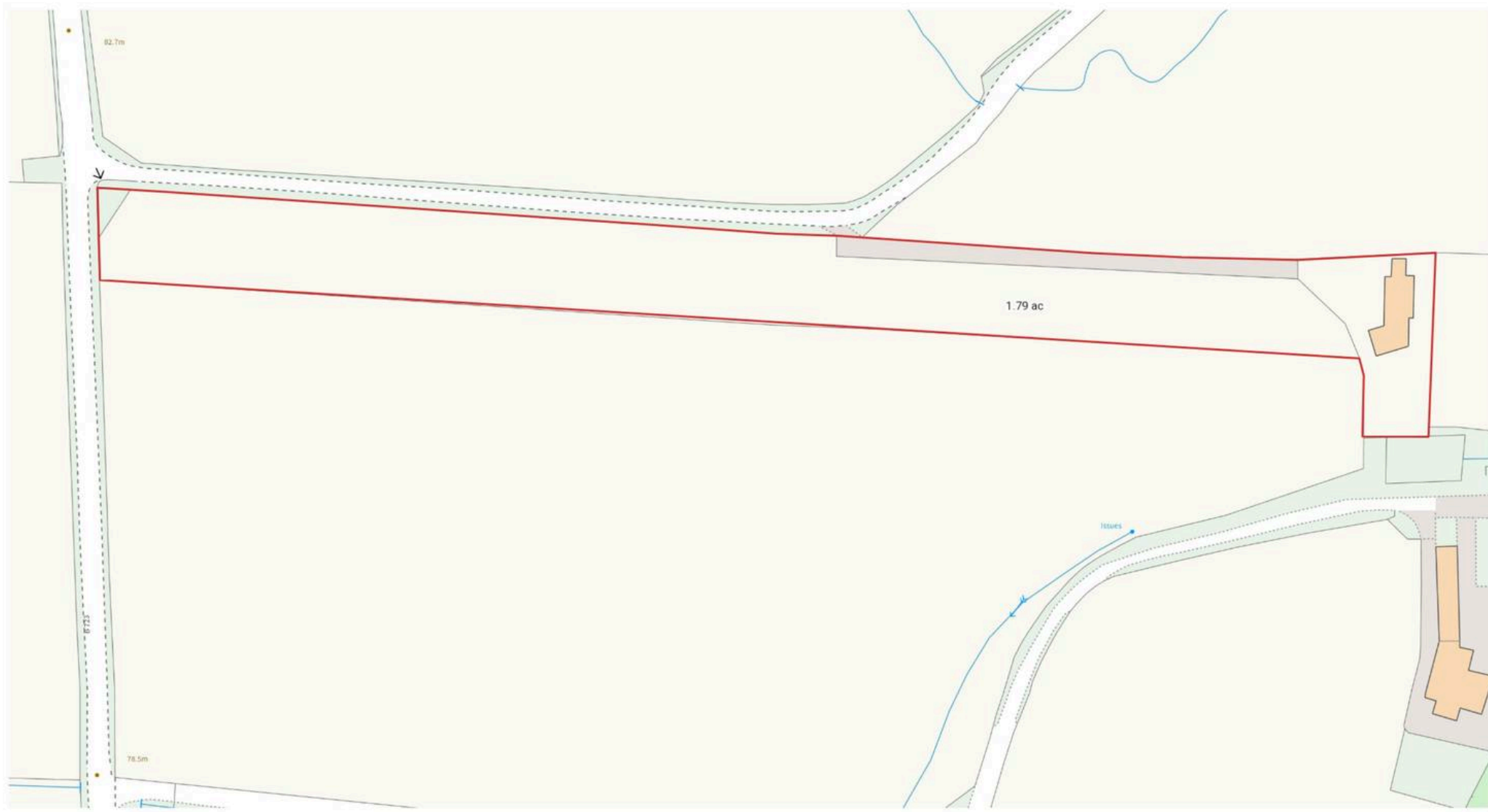






FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 133.9 m² (1,441 sq.ft.)
 TOTAL : 133.9 m² (1,441 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.

Disclosure: The vendors had spray foam insulation installed in 2023 which comes with full warranty and the roof was surveyed. Interested parties should check with their lenders first before making an offer.

EPC Rating: F

Broadband: Fibre broadband to the premises and there is good mobile coverage available.

Services: Peel Houses Cottage is serviced by mains water supply, mains electricity, septic tank sewerage and electric 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 house is in Council Tax Band ?.

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.