



## East Lodge, Islesteps, Dumfries, DG2 8ES

Offers Over £270,000





# East Lodge, Islesteps, Dumfries, DG2 8ES

- Charming stone built detached cottage
- Cosy sitting room with multi-fuel stove
- Two bedrooms
- Oil central heating
- Beautiful views of the surrounding countryside
- Detached garage with planning permission to convert to holiday let
- Planning Ref: 23/0763/FUL
- Parking for several vehicles
- Within driving distance of local amenities

Two bedroom detached cottage situated in close proximity to Dumfries with generous gardens and detached garage with planning permission for conversion.

**Council Tax Band:** TBD

**Tenure:** The Heritable (Scottish equivalent of Freehold) title

**EPC Rating:** E





## East Lodge, Islesteps, DG2 8ES

East Lodge is a charming, two bedroom detached cottage, situated in the pleasant community of Islesteps, only a short drive from Dumfries. The cottage sits in a generous sized plot enjoying pleasant views of the countryside and benefits from full planning permission to convert the detached garage into alternative holiday let accommodation. The cottage itself is finished to a high standard, currently being used for holiday lettings and would suit a range of buyers including investors and retirees.

### The Accommodation

Upon entering the front door the character of this property is evident including bespoke barn doors throughout. There is a spacious front porch with eight pane glazed timber windows over-looking the hillside before stepping into the main hallway which goes on to the rest of the accommodation. The living room is generous, featuring dual aspect windows and a multi-fuel stove set on a tiled hearth. The kitchen is fitted with a selection of modern wall and floor cabinets with overhead LED spotlights fitted and features an integrated Beko electric oven and hob with overhead extractor hood, dishwasher, space and plumbing for washing machine and stainless steel drainer sink with mixer tap. There is plenty of space for a small dining table or scope to install a breakfast bar.





There are two bedrooms in the property with the largest situated at the front. The principle bedroom features a skylight with electric blind feature for stargazing. A family shower room with walk-in mains shower with glass screen, WC and wash hand basin with vanity units completes the accommodation.

Externally the property is accessed from the main road via a shared farm track onto the private drive with ample space for parking. There is also a right of access at the opposite side of the plot to access the detached garage which benefits from full planning permission for change of use and to convert into alternative holiday let accommodation. Electric and water supply is already connected to the garage. The cottage gardens benefit from raised flower beds, areas of lawn and is bordered with fencing and hedging. There is loose stone laid to the side and back of the cottage and a paved patio for outdoor dining. There is a timber bin storage and bike shed within the garden grounds.



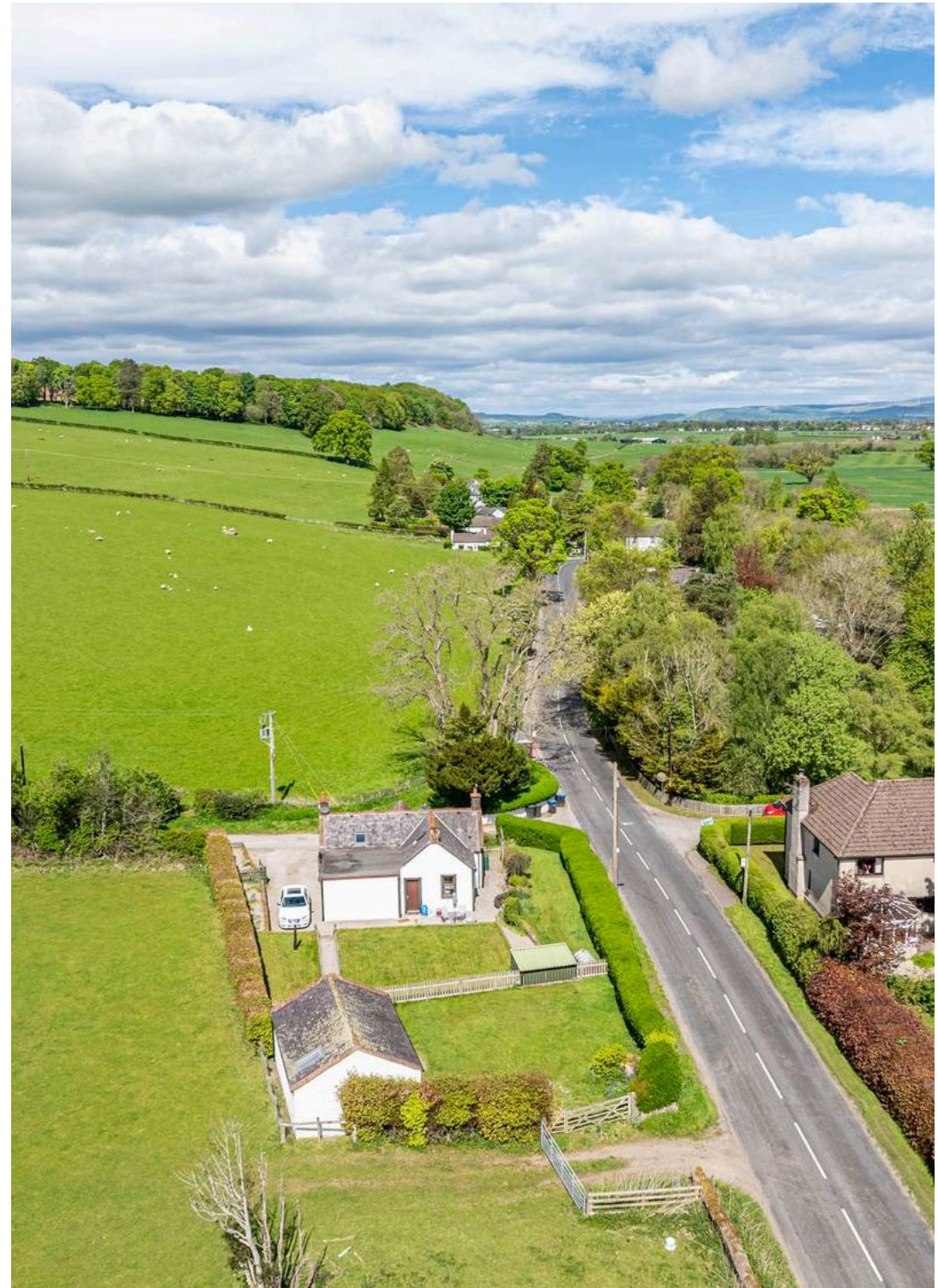


## Location Summary

Located approximately 1.5 miles south west of Dumfries and accessed via the A710, East Lodge benefits from a peaceful location surrounded by open countryside 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. East Lodge has Mabie Forest on it's doorstep, a haven for walkers and mountain bikers with one of the 7Stanes routes being located here.

## What 3 words

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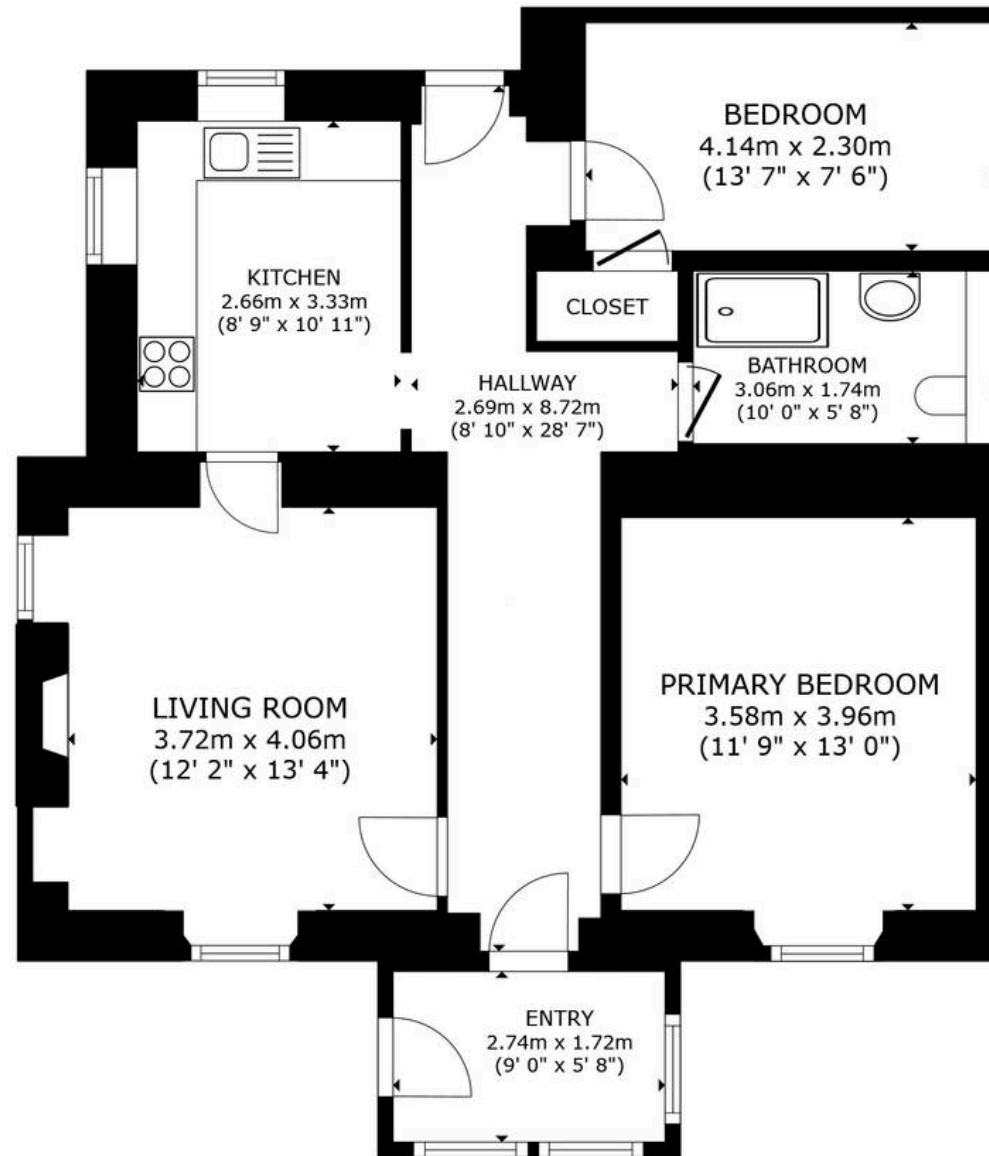












FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 84.0 m<sup>2</sup> (905 sq.ft.)  
TOTAL : 84.0 m<sup>2</sup> (905 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.

**Access:** There is a legal right of access from the main road to the property.

**Planning:** Planning permission has been granted for alterations and change of use of the garage to alternative holiday let accommodation. Planning was granted in 2023.

**Services:** East Lodge is serviced by mains water supply, mains electricity, communal septic tank and oil fired 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.

**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://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.





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