



2 Burrenrig, Courance, Lockerbie, DG11 1TR

Offers Over £120,000



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- Three bedroom family home
- Modern kitchen with integrated oven and hob
- Multi-fuel central heating
- Cosy living room with multi-fuel stove
- Generous front and back gardens, garage and outbuildings
- Tastefully decorated family bathroom on the ground floor
- Stunning rural location within close proximity to M74
- Shared common land available nearby

Three bedroom mid-link family home with generous gardens, garage and outbuildings located in a pleasant rural hamlet within driving distance of the M74.

Council Tax band: C

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: E



2 Burrenrig is a spacious three bedroom mid link house, with pleasant front and back gardens situated in the lovely hamlet of Courance. The property is in great condition and would suit buyers looking to get on the property ladder for the first time. The property briefly comprises an entrance vestibule, hallway, living room, kitchen, three double bedrooms and family bathroom.

The Accommodation

The front door opens into a small vestibule with plenty of shoe space and coat storage before stepping into the house. An entrance hallway with stairs to the first floor and doors of to the bathroom and living room welcomes you.

The living room is bright and accommodating, featuring a small multi-fuel stove feeding the radiators and water tank with timber surround and mantel. Off the living room is the kitchen which has been modernised, fitted with an integrated oven and hob, light grey wall and base units with black worktops, space for white goods and single bowl drainer sink. A room between the kitchen and living room provides extra space for eating and storage. A tastefully decorated family bathroom, with wash hand basin, w.c, towel rail and bath with electric shower over completes the ground floor.

Upstairs there are three double bedrooms.

Outside there are lovely gardens to the front of the house bordered by a stone wall on the roadside and stone steps leading up to the house entrance. The back garden is accessed from a lane at the back or from the kitchen. The back garden features a lawn, outside patio and path to the outdoor stores which make excellent tool storage or coal and wood storage. The property also benefits from a garage.

There is shared land nearby which is available for use by all residents. There is ample parking. Viewings are highly recommended to appreciate what this property has to offer.

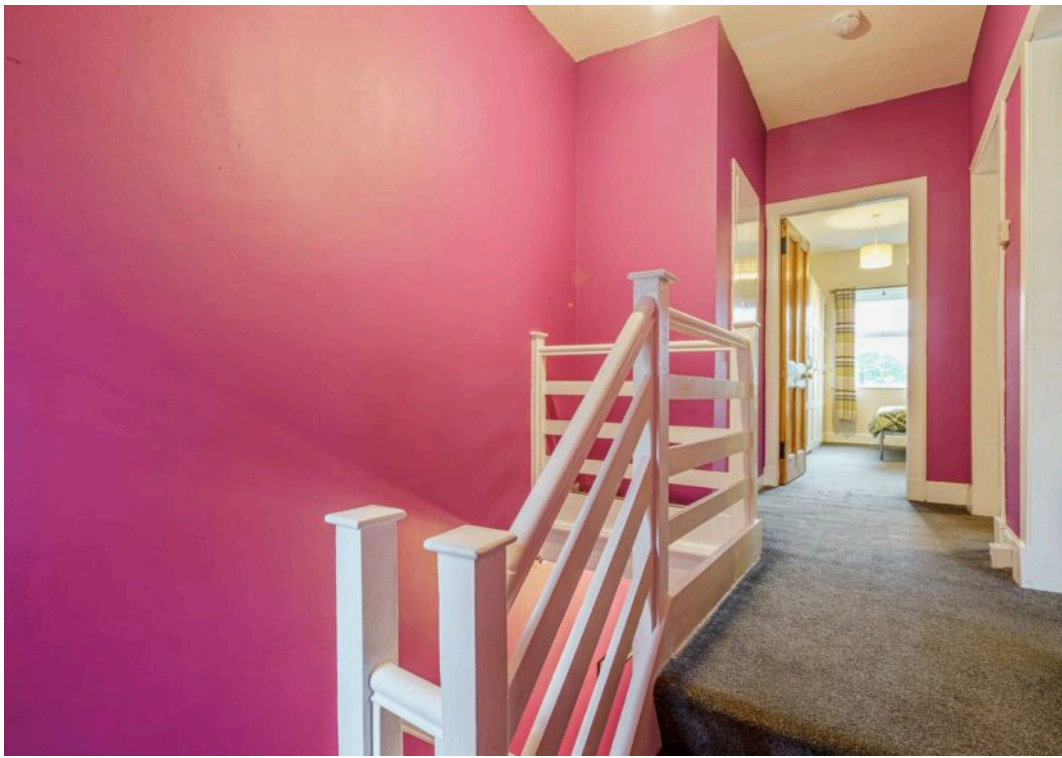


Location Summary

Courance, nestled in the serene landscapes of Dumfriesshire, Scotland, is a tranquil hamlet that promises a peaceful retreat amidst natural beauty. Surrounded by picturesque countryside, Courance offers a respite for residents and visitors seeking solitude. While maintaining its peaceful ambiance, the hamlet remains accessible through its proximity to major roadways, notably the A75, which provides convenient connections to nearby towns like Annan and Dumfries. Although embracing its rural setting, Courance benefits from reliable transport links, including local bus services that connect the hamlet to surrounding areas. Whether you're drawn to the allure of the countryside or seeking a quiet escape, Courance's serene location and accessible transport options make it an appealing destination for a peaceful getaway.



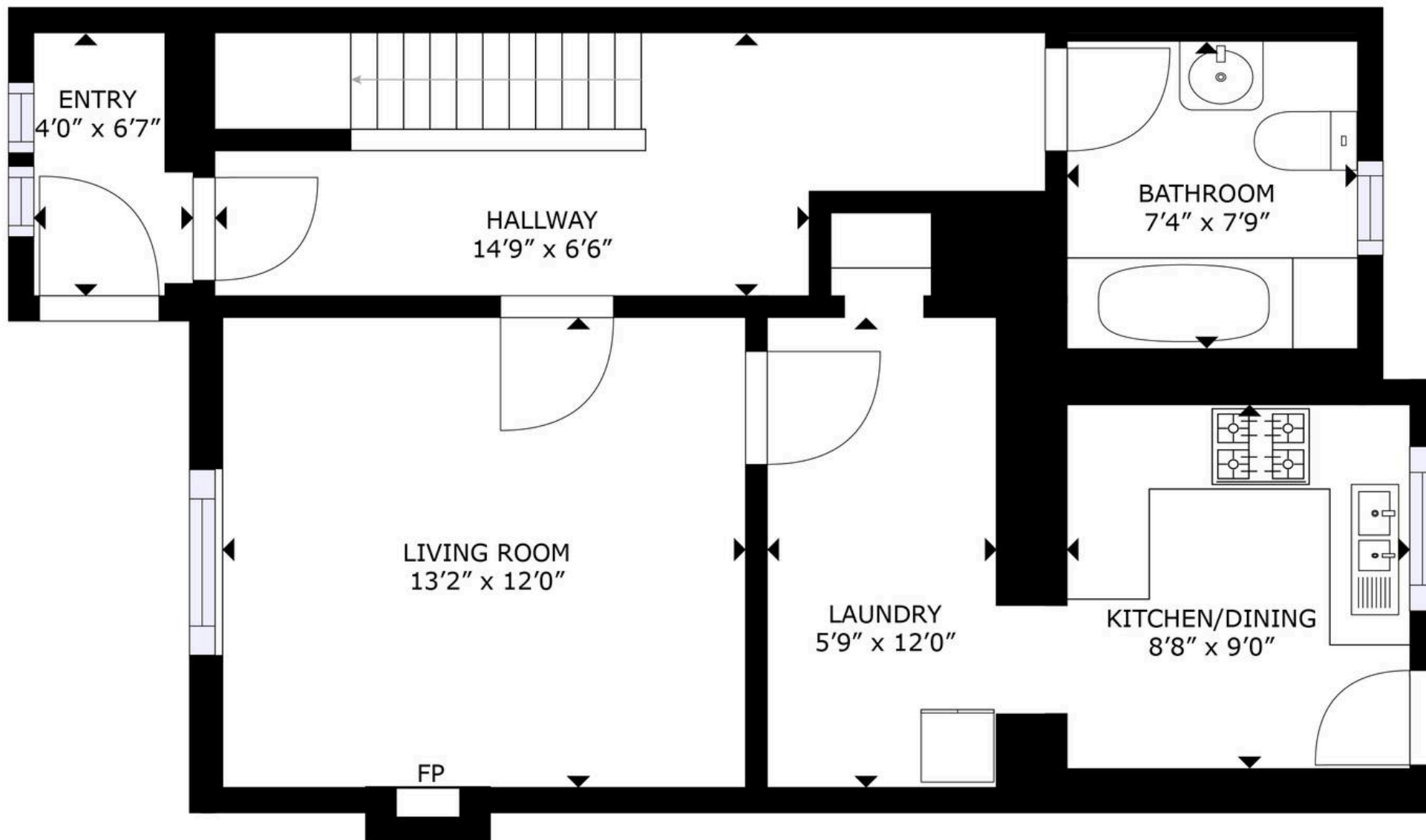






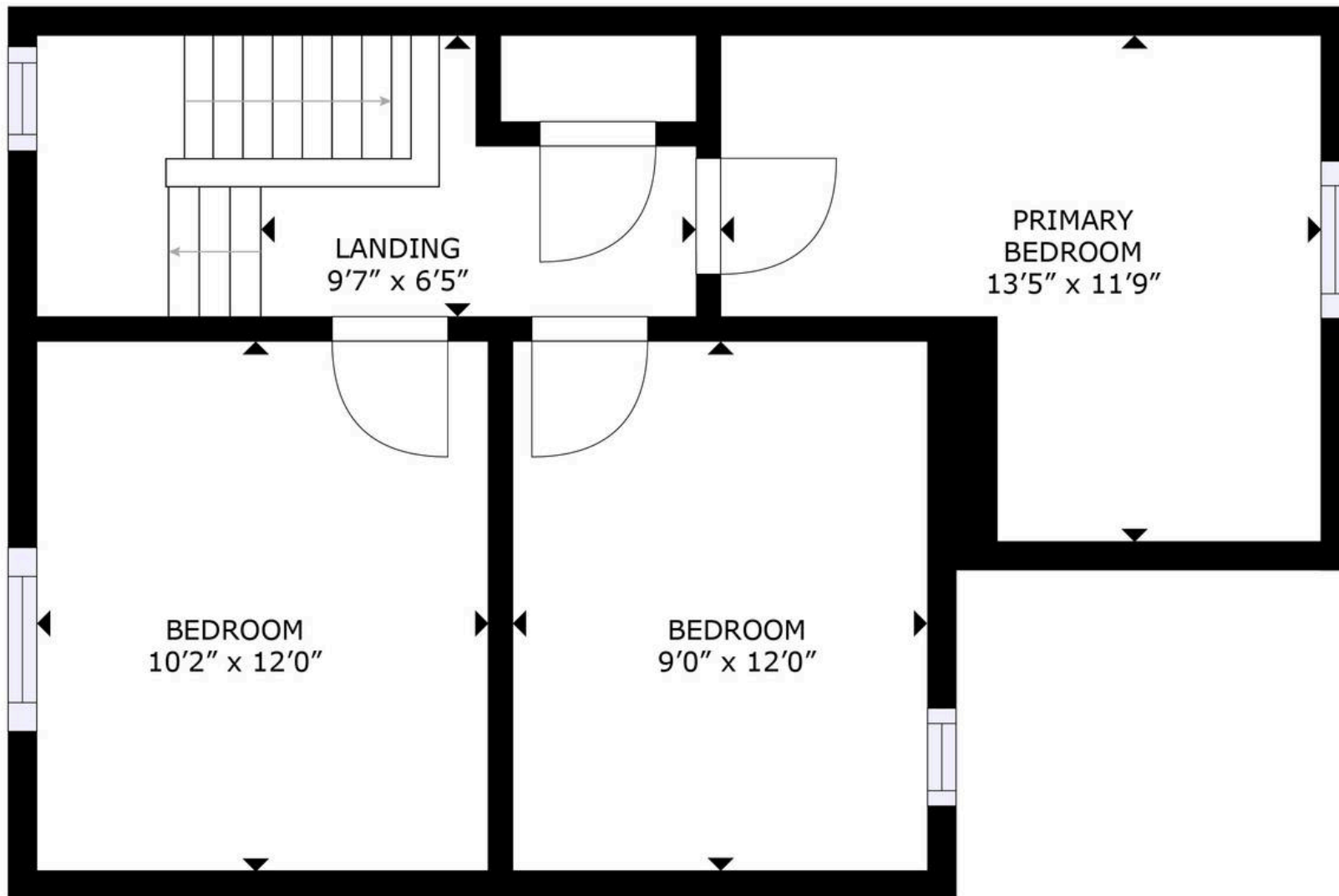






1ST FLOOR

GROSS INTERNAL AREA
1ST FLOOR: 587 sq. ft, 2ND FLOOR: 473 sq. ft
TOTAL: 1,060 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2ND FLOOR

GROSS INTERNAL AREA
1ST FLOOR: 587 sq. ft, 2ND FLOOR: 473 sq. ft
TOTAL: 1,060 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: E

Broadband: Broadband is available and there is good mobile coverage.

Services: 2 Burrenrig is serviced by mains water supply, mains electricity, septic tank and oil 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 house is in Council Tax Band C .

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.



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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.