



## 2 Carronbank Cottage, Carronbridge, DG3 5AX

Offers Over £110,000



## 2 Carronbank Cottage, Carronbridge, DG3 5AX

- Two bedroom, semi-detached cottage
- Sandstone construction
- Spacious living room with open fire
- Two double bedrooms with dormer windows
- Separate laundry room with plumbing
- Oil central heating
- Large gardens
- 0.16 acres of private woodland
- Parking at front and scope to create private driveway
- Conservation area

Two bedroom semi-detached sandstone cottage with large garden and 0.16 acres of private woodland, situated in the pleasant village of Carronbridge.

**Council Tax Band:** C

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

**EPC Rating:** F



An excellent opportunity to acquire an idyllic two bedroom, sandstone semi-detached cottage situated in the pleasant village of Carronbridge, within a few miles of a wide range of amenities in Thornhill. The property is complete with off-road parking, large elevated gardens to the rear of the cottage and roughly 0.16 acres of private amenity woodland. The property is in fair condition throughout but does require modernising and briefly comprises of an entrance hallway, living room, kitchen, bathroom, laundry room and two double bedrooms on the first floor.

### **The Accommodation**

The front door opens to a spacious hallway with doors leading to the living room, bathroom and there are stairs to the first floor. There is a useful cloak cupboard in the hallway. The living room is generous in size, featuring an open fire in the centre of the room set on a tile hearth with tiled surround. There is a small room to the right of the fireplace where the boiler is located and some shelving fitted to the walls for additional storage use.

The kitchen is fitted with good quality wall and floor units, complete with partially tiled walls and an integrated single bowl stainless steel sink with mixer tap. There is space for several white good appliances and portable cooker. The family bathroom is located on the opposite side of the cottage and is complete with WC, wash hand basin and bath with electric shower over.



There is a laundry room off the bathroom where there is plumbing for a washing machine and some shelving above. On the first floor there are two double bedrooms with dormer windows at either side of the cottage. There is a storage cupboard on the stairwell.

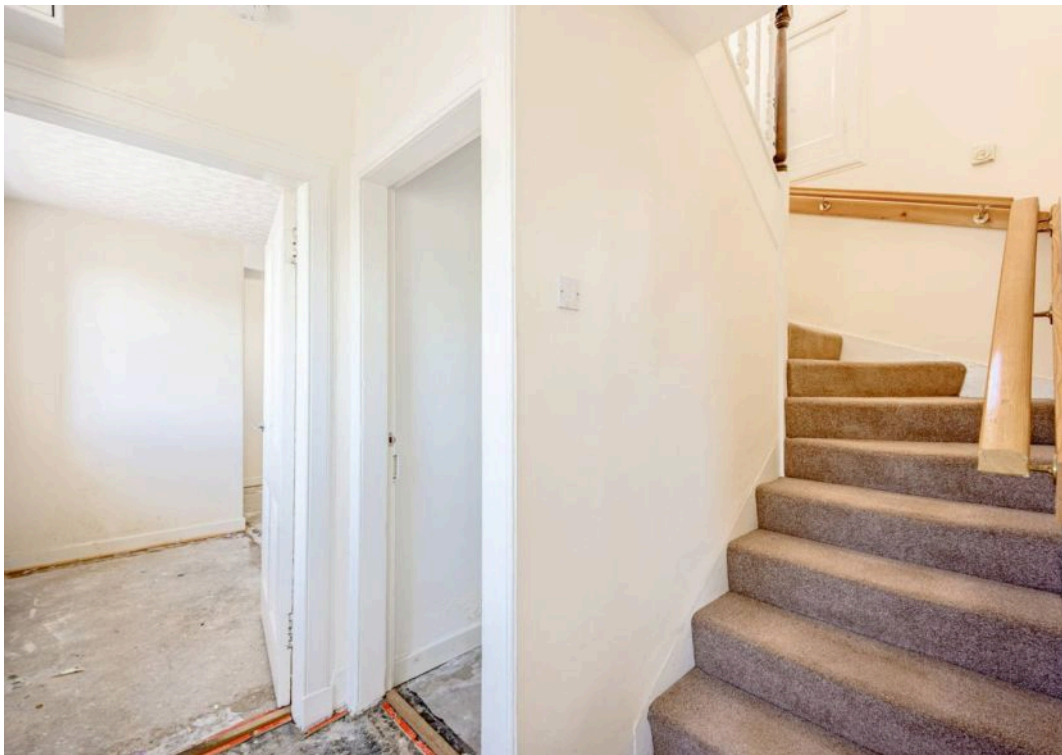
Outside there is parking available at the front of the cottage. To the rear there is a large elevated garden which is mostly laid with grass. The garden can be accessed via steps at the side of the cottage. There are a variety of mature trees and plants already present but the size of the gardens creates a fantastic opportunity for someone to landscape or installed some raised decking. There is also roughly 0.16 acres of woodland included in the sale. The north and east of the sale subjects are bound by a fence, the western boundary is mostly the wall at the front of the property which leads alongside the public road. There is scope to possibly demolish part of the wall to create a private driveway for additional parking. A large shed is being sold with the property. Given the suitability to first time buyers, investors or retirees, viewings are highly recommended to fully appreciate the accommodation on offer.



## Situation

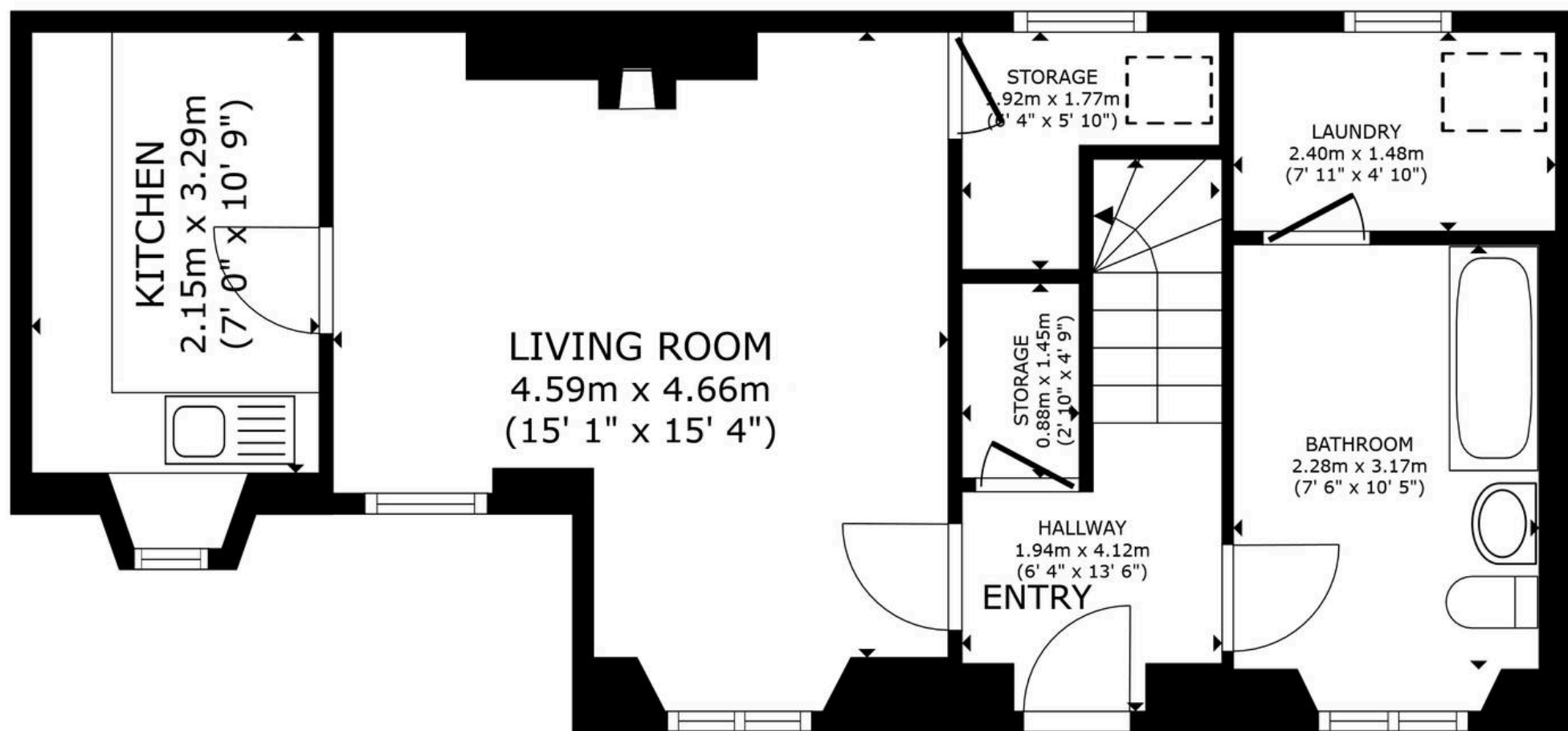
2 Carronbank Cottage is situated on the edge of Carronbridge which benefits from a well equipped village hall with wider services. Thornhill provides good local services in a picturesque village, Boutique Shops, Hotels, Library, Bank, Cafes, Pubs, Foods Stores, Health Centre, small Hospital, a Pharmacy and a Golf Course can all be found here. Thornhill is served by several bus services to Ayr, Dumfries, Glasgow and Edinburgh beyond. One of the key attractions of the village to prospective residents is the Wallace Academy Primary and Secondary School which is rated as one of the best State Schools in Southern Scotland. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.





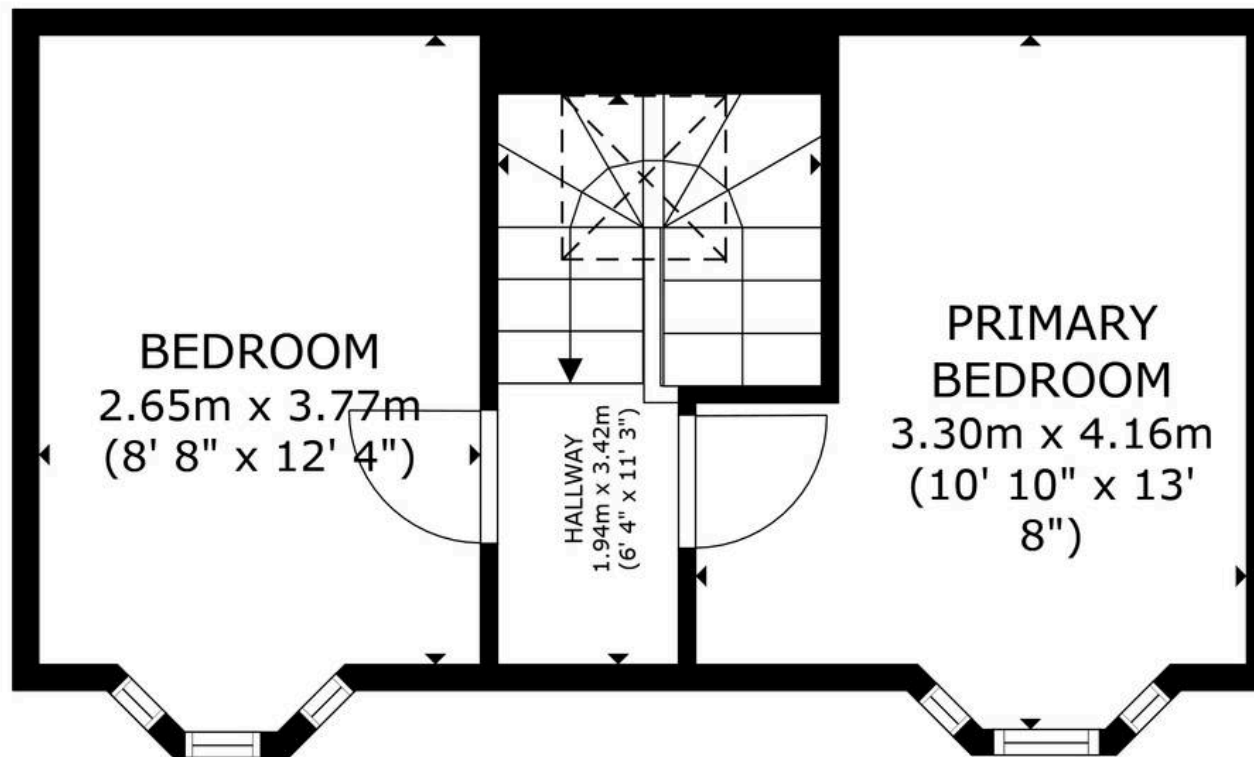






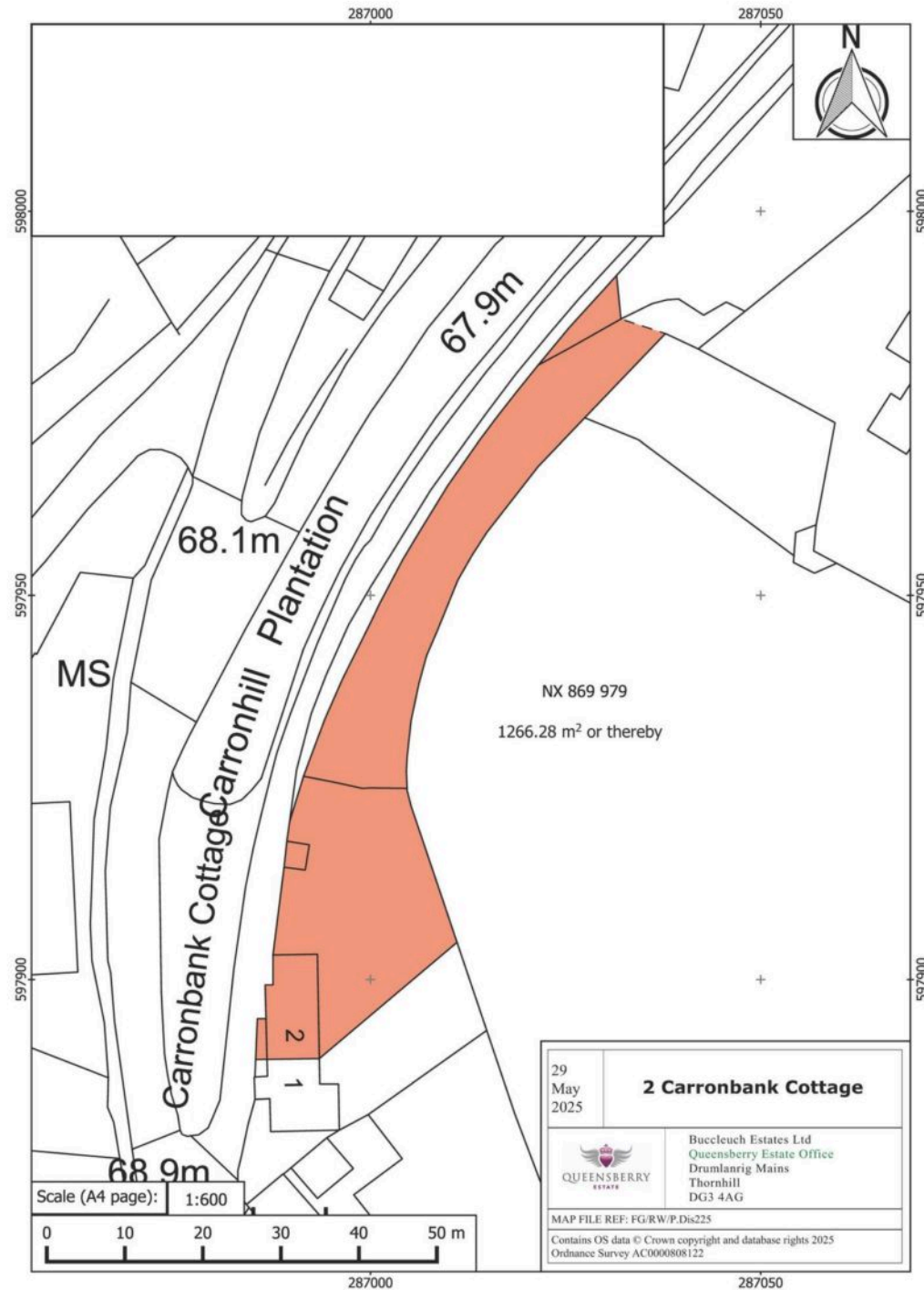
FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 50.4 m<sup>2</sup> (543 sq.ft.) FLOOR 2 28.1 m<sup>2</sup> (302 sq.ft.)  
TOTAL : 78.5 m<sup>2</sup> (845 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 50.4 m<sup>2</sup> (543 sq.ft.) FLOOR 2 28.1 m<sup>2</sup> (302 sq.ft.)  
TOTAL : 78.5 m<sup>2</sup> (845 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.

**Planning:** The property is located in a conservation area.

**EPC Rating:** F

**Broadband:** Standard broadband is available and there is good mobile coverage

**Services:** 2 Carronbank Cottage is serviced by mains water supply, mains electricity, mains drainage 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 B.

**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.



Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

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