



## Douglas Cottage, Eaglesfield, DG11 3PQ

Offers Over £165,000





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- Detached sandstone two bedroom cottage
- Open plan living/dining area with woodburning stove
- Modern kitchen with integrated cooking appliances
- Sun room with bi-fold doors to outside
- Lovely views of the countryside
- Raised garden and patio
- Perfect for retirees, first time buyers or holiday lettings

Two bedroom detached cottage with modern fixtures and fittings, spacious accommodation and a private rear garden situated in the lovely village of Eaglesfield.

**Council Tax band:** B

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

**EPC Rating:** E



C&D Rural are proud to market this stunning, two bedroom, detached cottage estimated to date back to the early 1800s. The cottage is of sandstone construction and features two spacious bedrooms, shower room, modern kitchen with open plan living/dining area, sun room and private rear garden. The property is being sold with vacant possession and would suit a range of buyers including first time buyers, retirees or investors looking to add to their rental portfolio.

### **The Accommodation**

The front door opens into a spacious and bright hallway with doors leading to the kitchen, bedrooms and shower room. The kitchen is lovely and bright, complete with a range of complimentary modern kitchen units with quartz stone worktops, an integrated BOSCH electric hob, electric oven and single bowl drainer sink with mixer tap. The kitchen features tiled flooring which flows seamlessly into the open plan living area, offering comfort and relaxation. A beautiful woodburning stove sits in the corner of this room, perfect for colder nights during the winter time.





The rear of the property was extended around 2012 to offer a gorgeous sun room, with oak effect laminate flooring, glass roof and bi-fold doors which lead directly to the decking and garden. This area is currently used for dining or is perfect for entertaining family and friends. A new wall mounted heater has recently been installed. At the other side of the property you'll find two good sized double bedrooms and the family shower room. Both bedrooms are laid with laminate flooring and large enough for freestanding wardrobes. The second bedroom has access to the loft and there is a velux window for allowing natural light. The shower room features a shower cubicle with electric shower, wall mounted wash hand basin and WC.

Externally there is parking at the front gable end for one vehicle and there is additional parking available on the main road. The property is accessed from the main road via a shared track with the property next door. The cottage is tucked away nicely and for buyers searching for a smaller home with plenty of privacy, Douglas Cottage should be at the top of their list. The property is well fenced and there is gated access to the rear garden from the front of the cottage. The garden is a real sun trap and benefits from exceptional views of the countryside at the rear. Decking has been fitted off the sun room and paved steps lead to a raised lawn. There is a log store at the top of the garden. The owners are prepared to sell the hot tub and any items/furniture in the property by separate negotiation.





## Situation

The property is located in a popular commuter village around 6 miles from the charming town of Annan in Dumfries and Galloway. The village benefits from a small post office where residents are able to purchase goods and there is a church, church hall and village hall within the village, both with active committee groups. For larger shopping needs, Annan boasts a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Eaglesfield primary school with a catchment to either Lockerbie or Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching.

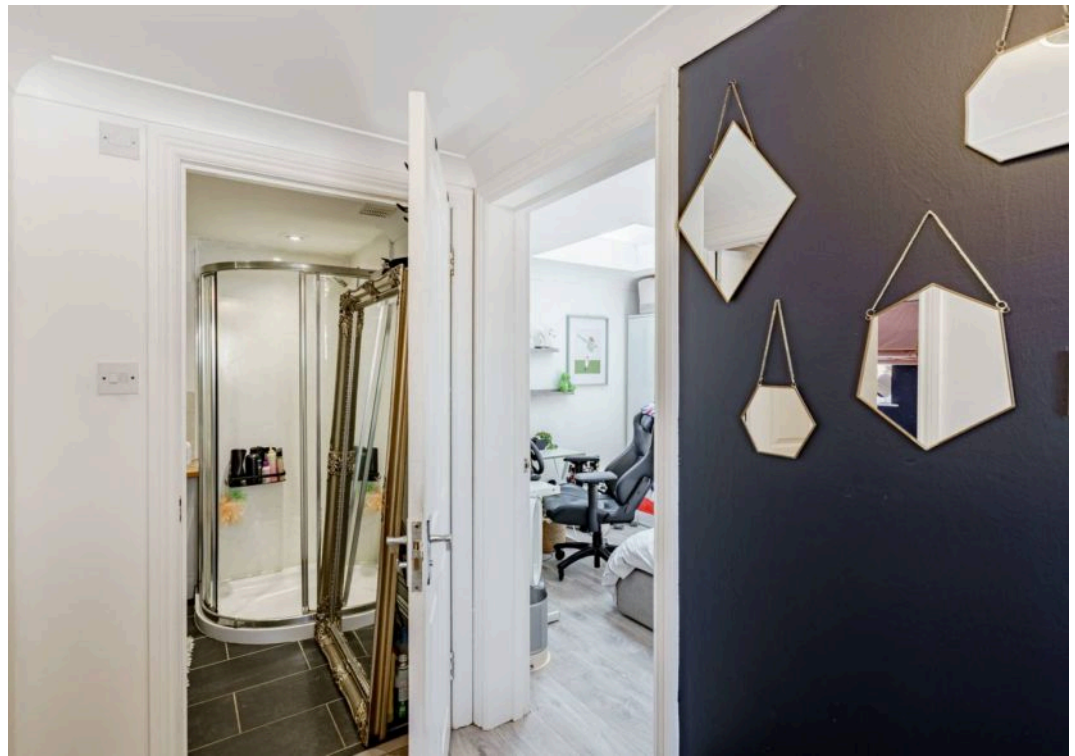
For commuters, Annan (6miles), Lockerbie (9 miles) or Gretna (8 miles) railway station is just a short drive away, providing regular services to both Carlisle, Edinburgh and Glasgow, making it ideal for those who travel for work or leisure. The nearby M74 provides easy connection to major cities across Scotland and Northern England. A regular bus route is also available to Gretna, Lockerbie, Annan and Carlisle.



















GROSS INTERNAL AREA  
FLOOR 1: 869 sq ft, 80.69 m<sup>2</sup>  
TOTAL: 869 sq ft, 80.69 m<sup>2</sup>  
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. Hot tub and furniture by separate negotiation.

**EPC Rating:** E

**Broadband:** Superfast broadband and good mobile coverage available.

**Services:** Douglas Cottage is serviced by mains water supply, mains electricity, mains 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 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).

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