



Kirtlebrae, Kirtlebridge, DG11 3LZ

Offers Over £295,000





## Kirtlebrae, Kirtlebridge, DG11 3LZ

- Three bedroom detached sandstone cottage
- Living room featuring multi-fuel stove with back boiler
- Spacious sun lounge with solid wooden beams and wooden flooring
- Fully tiled shower room with walk-in shower
- Boarded loft, ideal for storage
- Utility room
- Oil central heating
- Extensive gardens, vegetable beds and amenity woodland
- Large driveway with ample parking

Kirtlebrae is a traditional, detached three bedroom cottage which enjoys a generous 0.43 acre plot comprising of extensive gardens and amenity woodland.

**Council Tax band:** D

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

**EPC Energy Efficiency Rating:** E





Kirtlebrae is a traditional, detached three bedroom cottage which enjoys a generous 0.43 acre plot comprising of extensive gardens and amenity woodland. This 19th Century property is constructed of solid sandstone under a pitched slate roof and provides excellent opportunity for someone searching for a spacious and flexible home briefly comprising of a kitchen, sun room, lounge, utility, three double bedrooms, family bathroom, fully boarded attic and externally an extensive chipped driveway, lawn, decked seating area, vegetable plots and woodland.

### **The Accommodation**

The property can be accessed through the sun room or porch/utility room. The sun room, having solid wooden floors and solid wooden ceiling beams, is spacious and bright making it the perfect space for morning relaxation. There are several central heating radiators, an attractive decorative window through to the lounge and an exposed sandstone wall with glazed stable door leading into the kitchen. The kitchen features tiled flooring with white tile splashback walls and a range of wall and floor kitchen units incorporating a four ring gas hob, 1.5 bowl stainless steel drainer sink with mixer tap and electric oven and grill. There is a freestanding woodburning stove with top oven for additional heat and cooking. For evenings, the lounge is better suited which features an inset multi-fuel stove with back boiler feeding the hot water tank.





## The Accommodation

There are three bedrooms situated on the ground floor of the property, all being generous doubles and the bedroom at the rear benefiting from dual aspect views of the gardens. The family shower room is fully tiled and complete with large walk-in shower with electric shower and glass screen, hand wash basin with mixer tap and WC. Doors with steps lead up to a large loft storage room with three Velux windows, several central heating radiators and two further storage areas including the tank room. A bath with shower over has been fitted upstairs for anyone who might need use for this.

Externally the cottage sits in a generous 0.43 acre plot comprising of extensive gardens and amenity woodland. Wooden gates provide access to a generous chipped driveway. There is a large landscaped grass area to the front with mature trees and shrub borders. To the rear there is a timber decked area and loose stone patio for outdoor seating, vegetable patch, timber shed, garden storage tent and paths leading to the woodland where there are several additional outbuildings.

## Location Summary

Kirtlebridge is a tranquil village roughly 9 miles southeast of 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).

## What 3 words

///leader.feuds.trader



















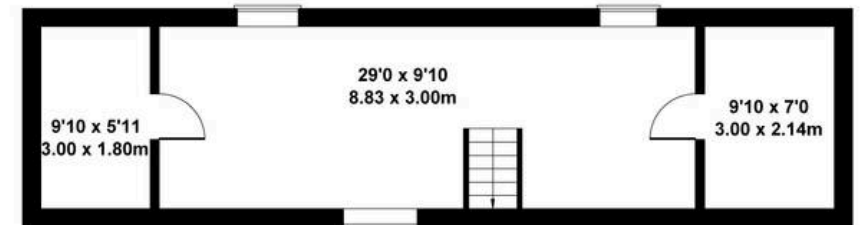
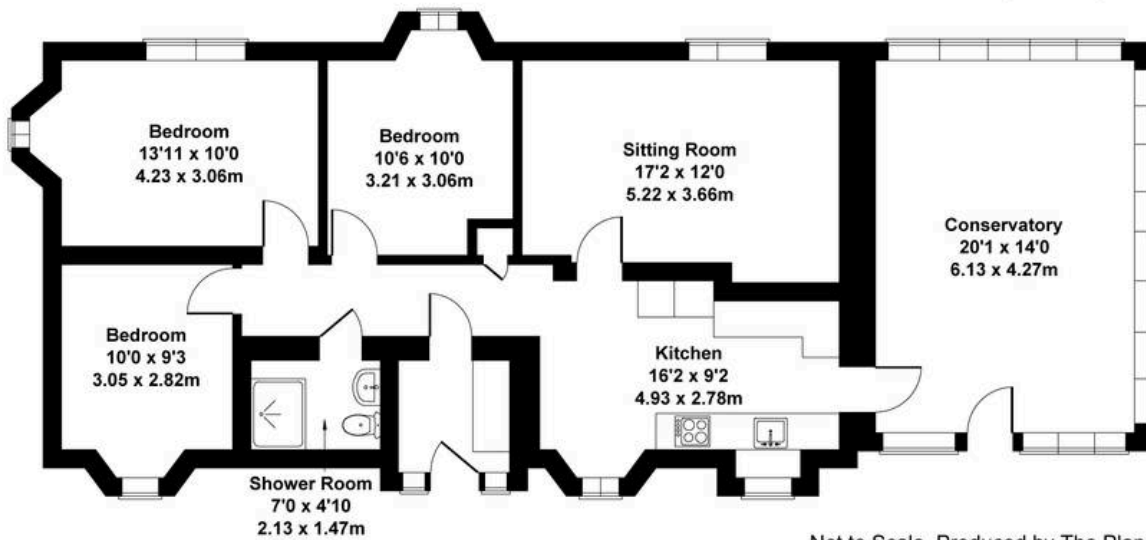






## Kirtlebrae

Approximate Gross Internal Area  
1668 sq ft - 155 sq m



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Not to Scale. Produced by The Plan Portal 2025  
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# Kirtlebrae, Kirtlebridge, DG113LZ





## 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:** Fibre broadband is assumed to be available and there is good mobile coverage available.

**Services:** Kirtlebrae is serviced by mains water supply, mains electricity, septic tank sewerage 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. The house is in Council Tax Band D .

**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://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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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