



Lot 1 - Mid Upper Priestside, Cummertrees, Annan, DG12 5PX

Offers Over £600,000

C&D Rural

Lot 1 - Mid Upper Priestside, Cummertrees, Annan, DG12 5PX

- Completely refurbished detached house with land and buildings
- Four bedrooms and two bathrooms
- 12.64 ac (5.11 ha) total area in a ring fence
- Solar panels with battery storage
- Outbuildings suitable for conversion subject to necessary consents
- Useful range of agricultural and equine buildings

An attractive smallholding in a rural location but relatively close to main transport routes and amenities. Four bedroom fully refurbished house with a useful range of buildings and around 12.64 ac of land in a ring fence.

Council Tax band: E

Tenure: Heritable Title (Scottish version of Freehold)

EPC Energy Efficiency Rating: B

C&D Rural



Mid Upper Priestsides is a traditional farmhouse which has undergone a complete refurbishment to make it an extremely desirable home. It is in an unspoilt location, but relatively close to the town of Annan. It has a useful range of buildings, some of which are suitable for conversion (subject to necessary consents). The property sits in a ring fence totalling around 12.64 acres (5.11 ha) of land and is approached via its own private access. The property offers scope for several uses, including agricultural smallholding, equine use and holiday units.

Accommodation

The rear door opens into the utility room, with fitted units and sink. A shower room is located at the end of the utility room and comprises of a shower cubicle with wc and wash basin both contained in a vanity unit offering useful storage. The kitchen is modern with matching worktops. It has integral electric double oven, hob and fridge, as well as space for a microwave. The kitchen flows into the open plan living room with solid fuel stove and a door to the conservatory at the front of the house, which is currently used as a dining room. All of the preceding rooms have timber floors. From the kitchen, the ground floor covering turns to carpet and there are two double bedrooms, which complete the ground floor accommodation.

Stairs lead to the first floor where two further double bedrooms are present, with extensive views. The newly completed shower room contains a mains fed shower, with WC and wash hand basin in a vanity unit. The mirror over the basin has lighting and a Bluetooth connection.

The house is tastefully decorated throughout and is ready to become a new home for the successful purchaser.

A major benefit is the works carried out by the current owners to create a sustainable heating system (air source heat pump) and installing solar panels linked to battery storage totaling 10kwh. They have installed loft insulation, room in roof insulation and internal wall insulation, all of which has led to an exceptionally good EPC rating for a property of this age and construction.



Buildings

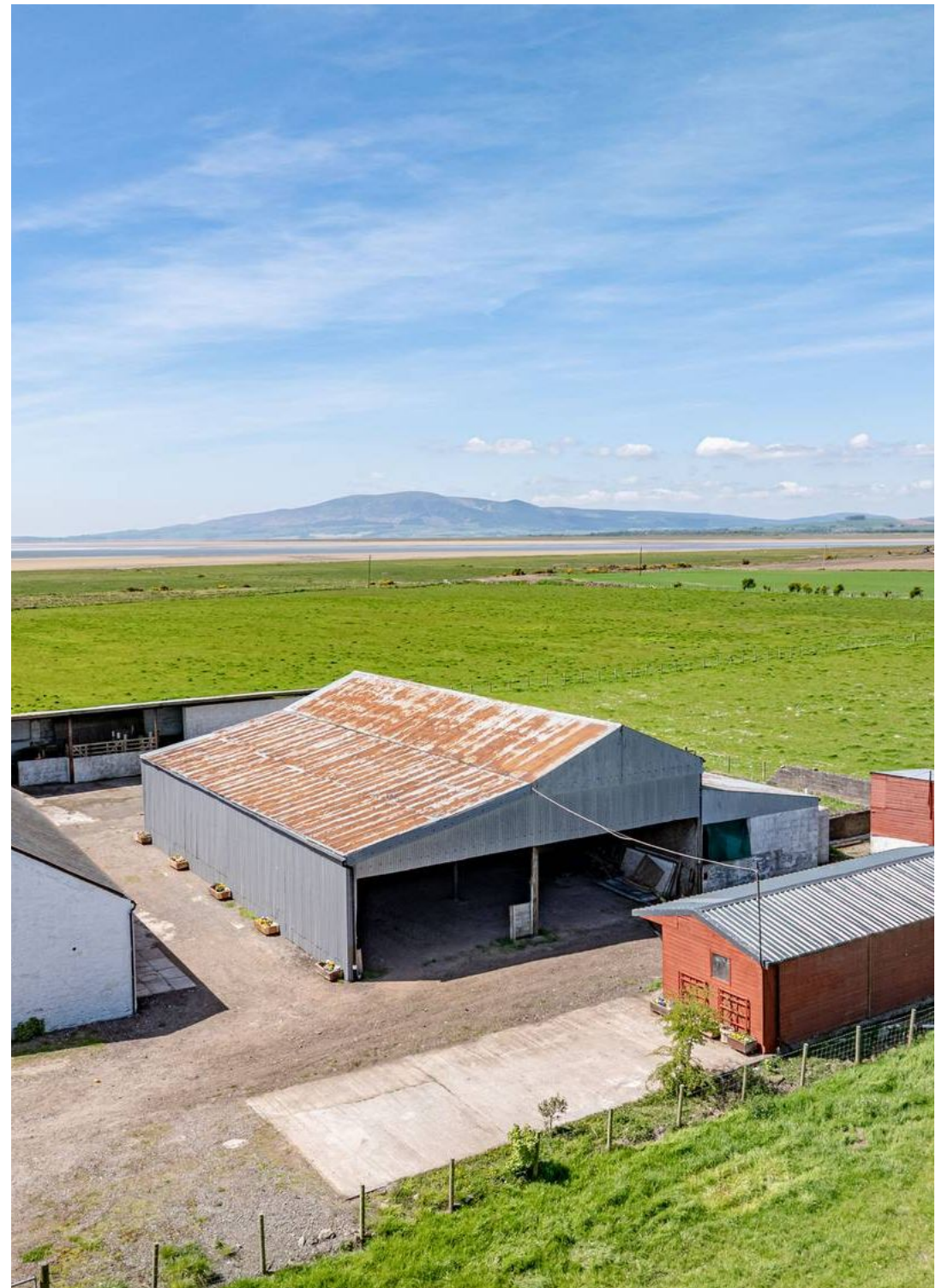
The buildings are a mix of traditional and more modern structures and offer a range of possible uses subject to any necessary consents. The building to the rear of the house could be converted to accommodation either separate to, or being incorporated into, the house. Plans have been drawn up for a conversion of the former kennel building to five holiday units. Equally, the kennels business could be reinstated.

The remaining buildings are suitable for a variety of uses, including farming and equine use, with open courts and stables. There is plenty of scope to create a footprint of buildings to suit most possible uses of the property.

Land

The land is registered with SGRPI. The land in a ring fence is all sown to grass and totals around 5.11 ha (12.64 ac) including the steading and tracks.

Further adjoining land is available in Lot 2 totalling around 22.28 ac (9.02 ha).



Location

Mid Upper Priestsides sits in open countryside between the villages of Cummertrees and Ruthwell. The nearest town of Annan is charming and is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is just a short drive away, providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby A75 provides easy road access to the M74, connecting to major cities across Scotland and Northern England.

The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, and restaurants. For families, the property is well-served by excellent local schools, such as Newington Primary School and 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. Additionally, nearby towns such as Gretna and Dumfries provide further amenities, including shopping centres, leisure facilities, and healthcare services.

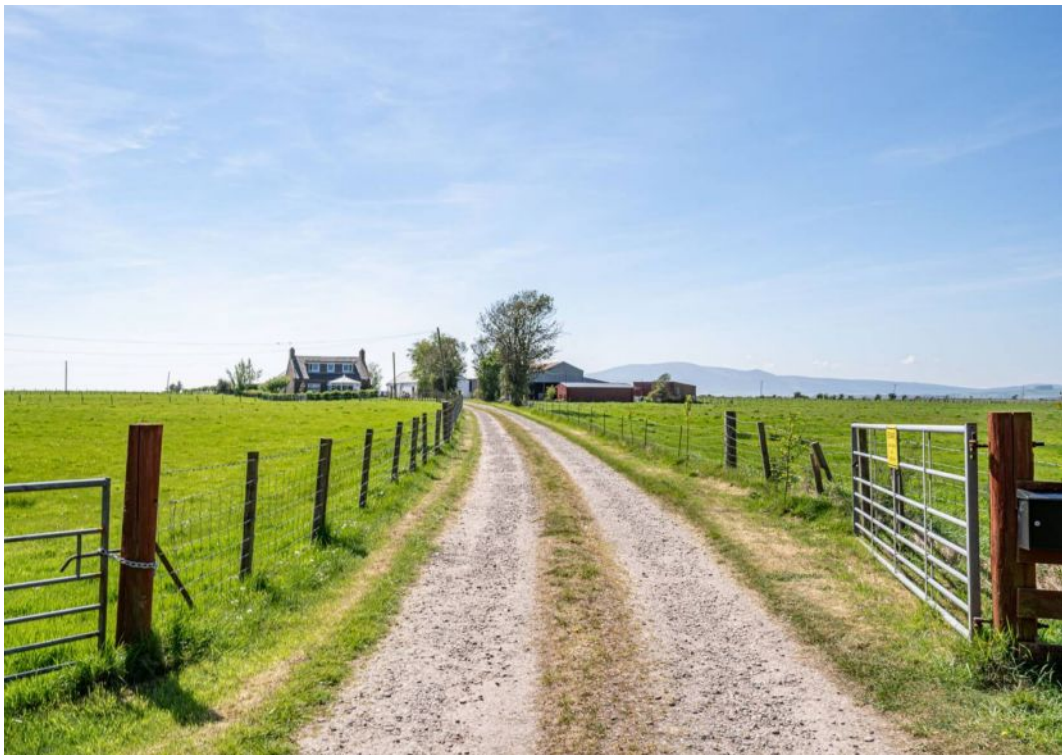
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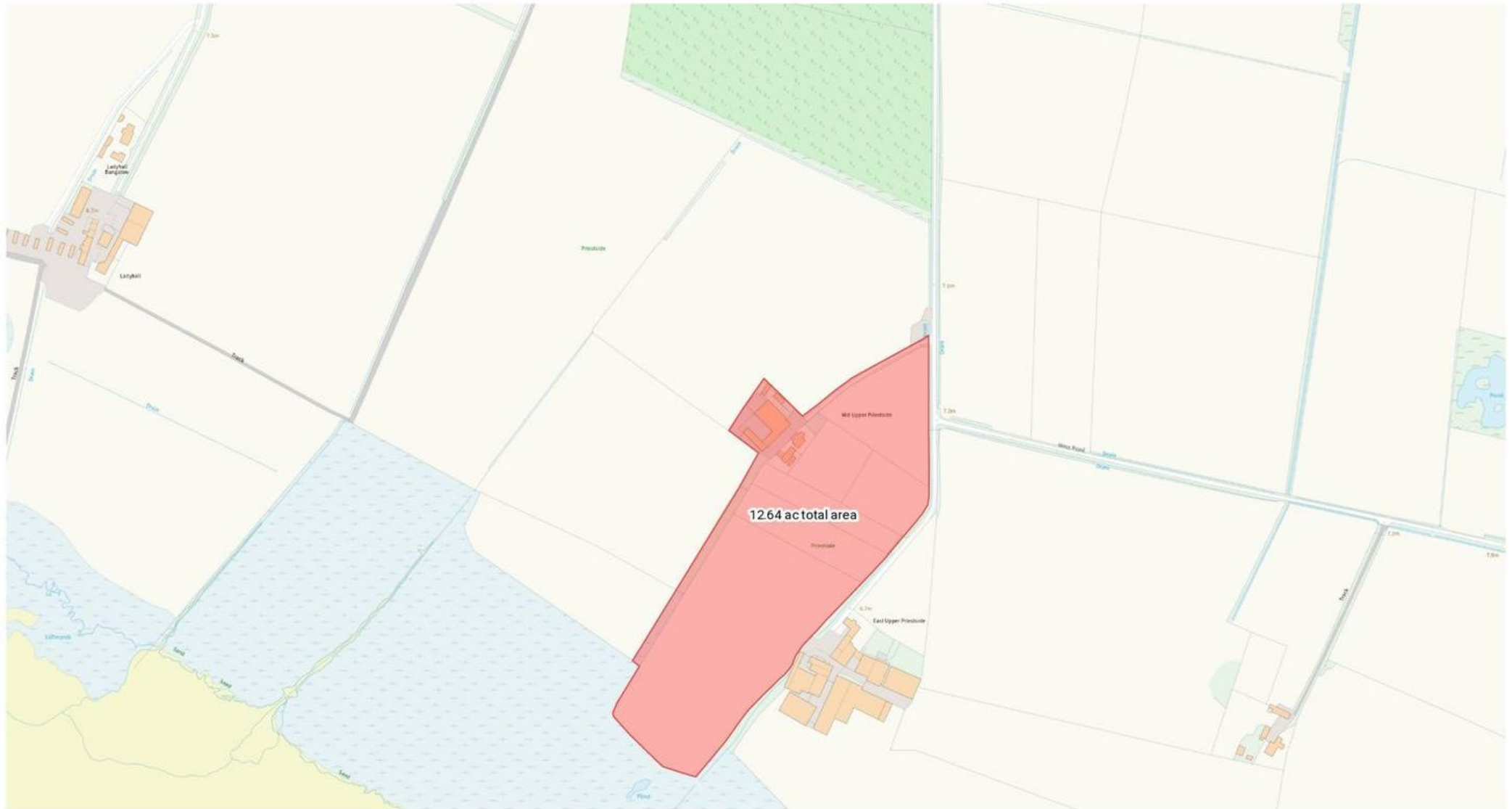


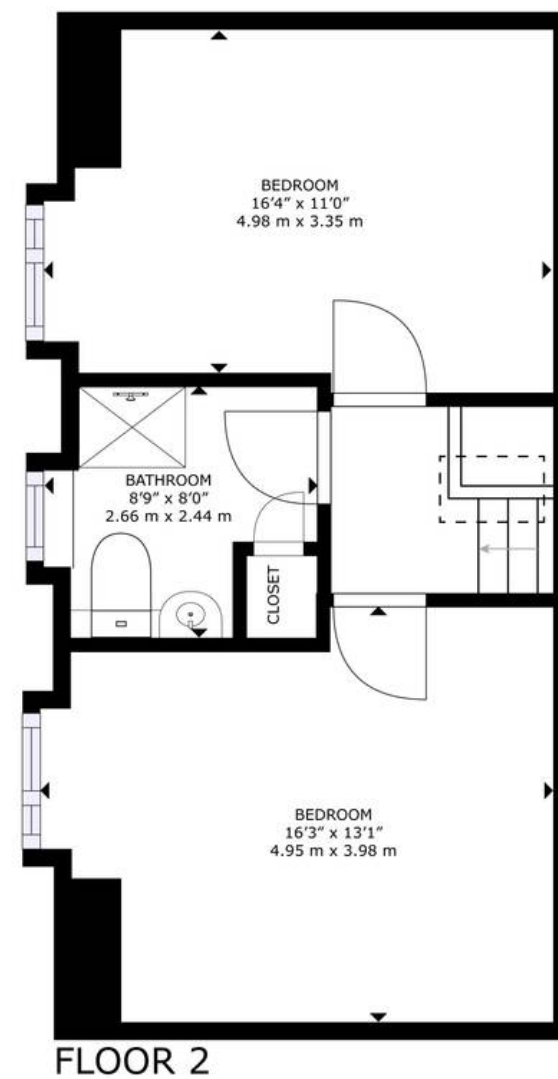
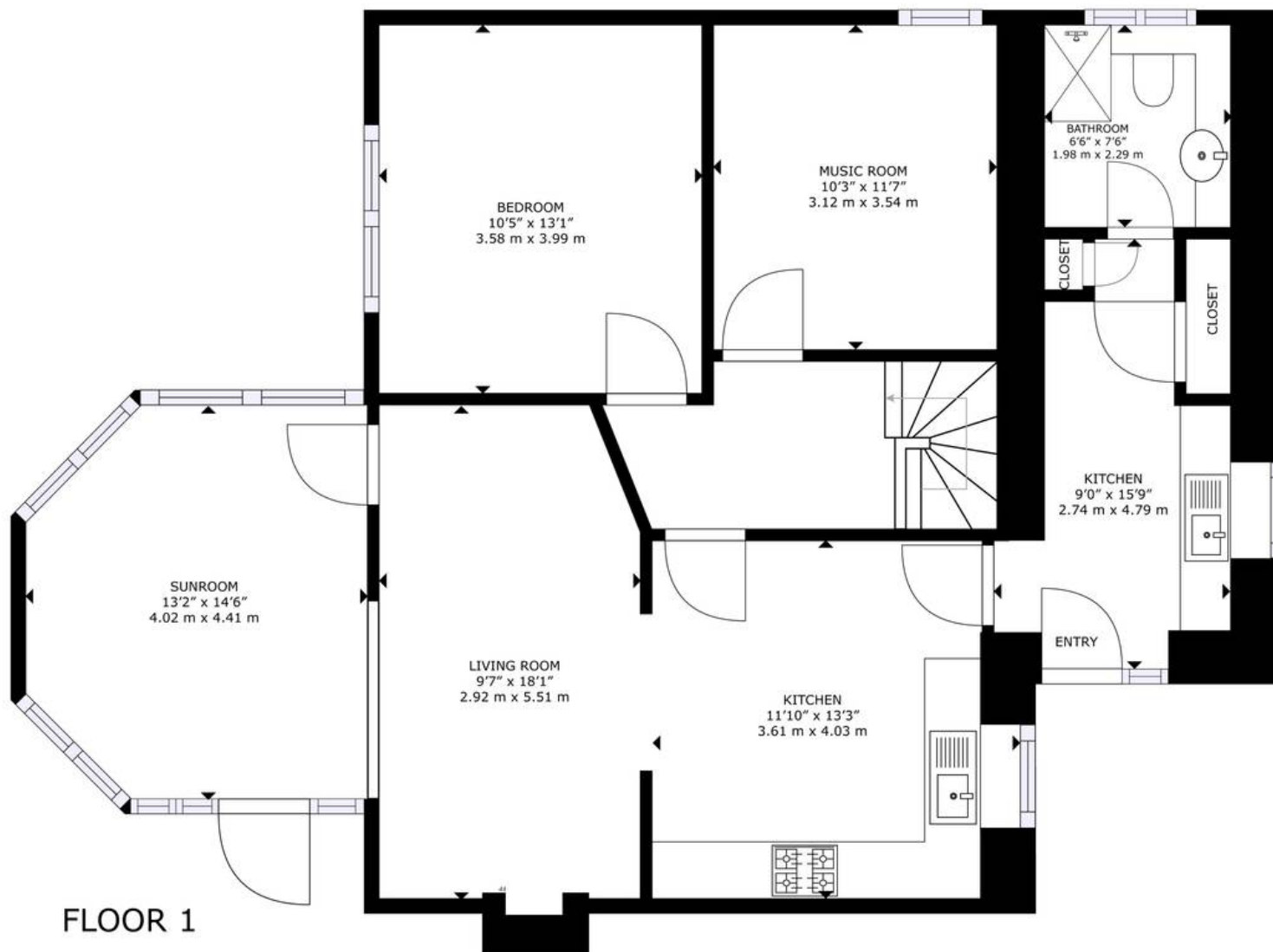




LOT 1 - MID UPPER PRIESTSIDE SALE PLAN

C&D Rural





GROSS INTERNAL AREA
 FLOOR 1: 1139 sq. ft, 106 m², FLOOR 2: 491 sq. ft, 46 m²,
 TOTAL: 1,630 sq. ft, 151 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Mid Upper

Approximate Gross Internal Area
1755 sq ft - 163 sq m



GROUND FLOOR

Not to Scale.
For Illustrative Purposes Only.

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: B

Broadband: FTTP (full fibre connected to the property).

Services: Mid Upper Priestside is serviced by mains water supply, mains and solar generated electricity, private septic tank and air source 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 E.

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.