



2 Bridge Road, Kirtlebridge, DG11 3LX

Offers Over £205,000

C&D Rural

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- Four bedroom semi-detached bungalow
- Generous living room with multi-fuel stove
- Modern kitchen with integrated appliances
- Recent loft conversion to offer two new bedrooms
- Master bedroom with modern ensuite
- Oil central heating
- Extensive driveway and front lawn
- Large, private rear garden with timber shed/workshop

Four bedroom semi-detached house which has been refurbished including attic conversion, situated in the pleasant village of Kirtlebridge.

Council Tax band: B

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: D

C&D Rural



2 Bridge Road is a spacious, four bedroom semi-detached house in the pleasant village of Kirtlebridge. The new loft conversion now offers a flexible and versatile accommodation layout, including a master bedroom with ensuite shower room on the first floor. The property would suit a variety of buyers including first time buyers or those looking to downsize.

The Accommodation

The front door welcomes a bright and spacious hallway with stairs leading directly to the first floor. The hallway is laid with laminate flooring which flows through to the living room and kitchen/dining room. The living room boasts a large window on the front elevation and a multifuel stove with timber mantelpiece above and new flue recently installed.

The kitchen was reconfigured when the current owner purchased the property to create this lovely, open-plan space for dining. The kitchen is fitted with a range of modern wall and floor units including a Lamona electric hob, double oven and grill, 1.5 bowl sink and integrated dishwasher. There is space near the back door for a large, American style fridge and plumbing for a washing machine. There are two bedrooms on the ground floor, one with fitted mirrored wardrobes and a smaller double with a walk-in wardrobe area. This room would make for an excellent office/crafts room. The family bathroom completes the ground floor and benefits from a bath, separate shower cubicle with mains fed shower, WC and hand wash basin.



Upstairs there are two bedrooms with velux dormer windows. The master bedroom features a modern ensuite with walk-in mains fed shower, WC and sink with vanity unit. The upstairs also features exposed beams which gives the property a nice touch of character.

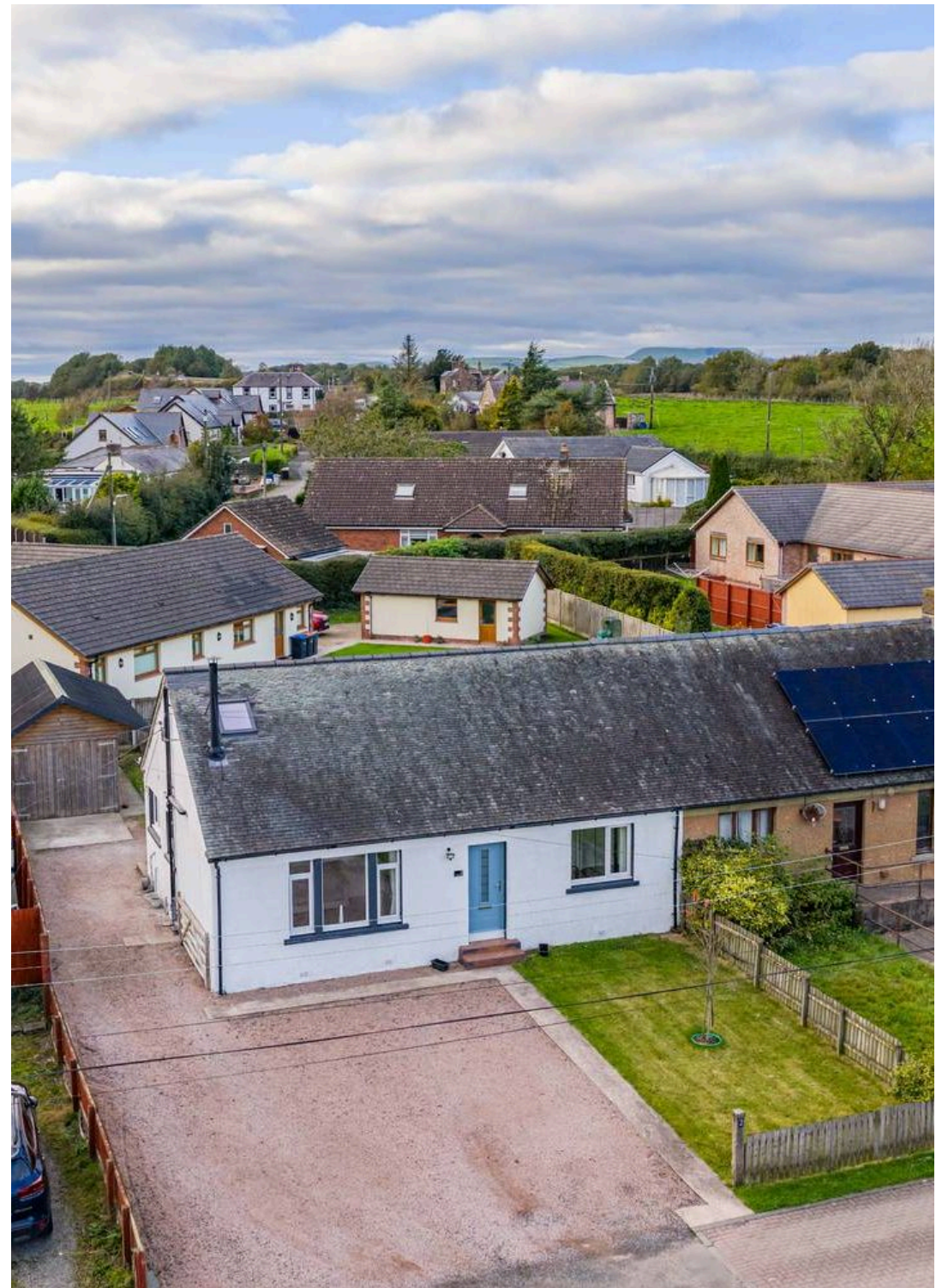
Externally there is a large parking area laid with gravel at the front of the property, gated access for further parking to the side and front lawn. There is a generous garden at the rear including a paved patio for outdoor dining. There is raised bedding along the rear border fence and large timber shed/workshop. The oil tank and boiler is located in the rear garden, both approximately 6 years old.

Location Summary

Kirtlebridge is a small village just off the A74 motorway in Dumfries and Galloway, a short drive from the Scottish/English Border. Local facilities are available in the nearby village of Eaglesfield (2 miles) or the nearby towns of Gretna and Annan (7 miles and 5 miles respectively). This is also an excellent location for the motorway and for access to Lockerbie 10 miles or to the City of Carlisle around 14 miles away.

What 3 words

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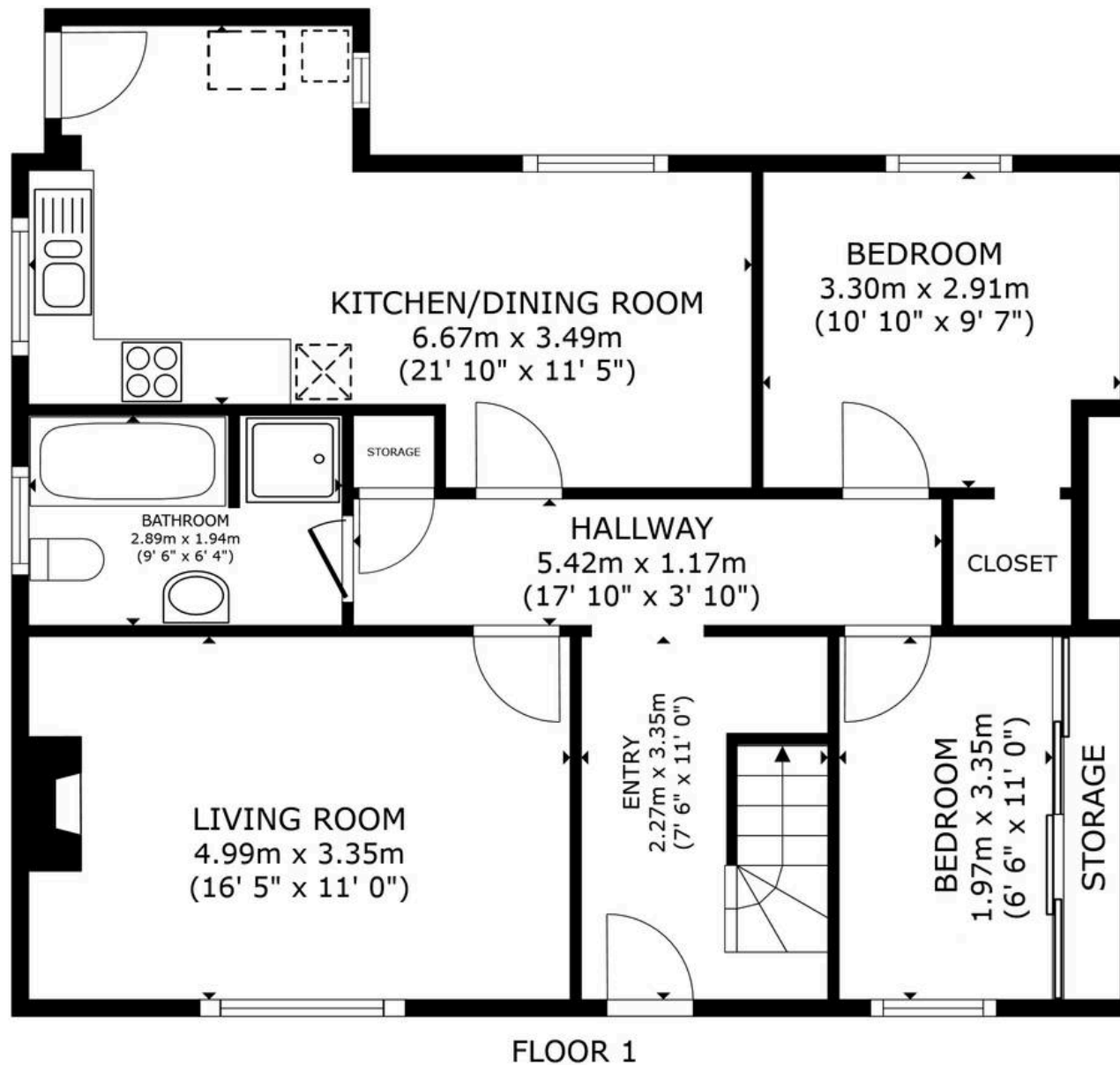




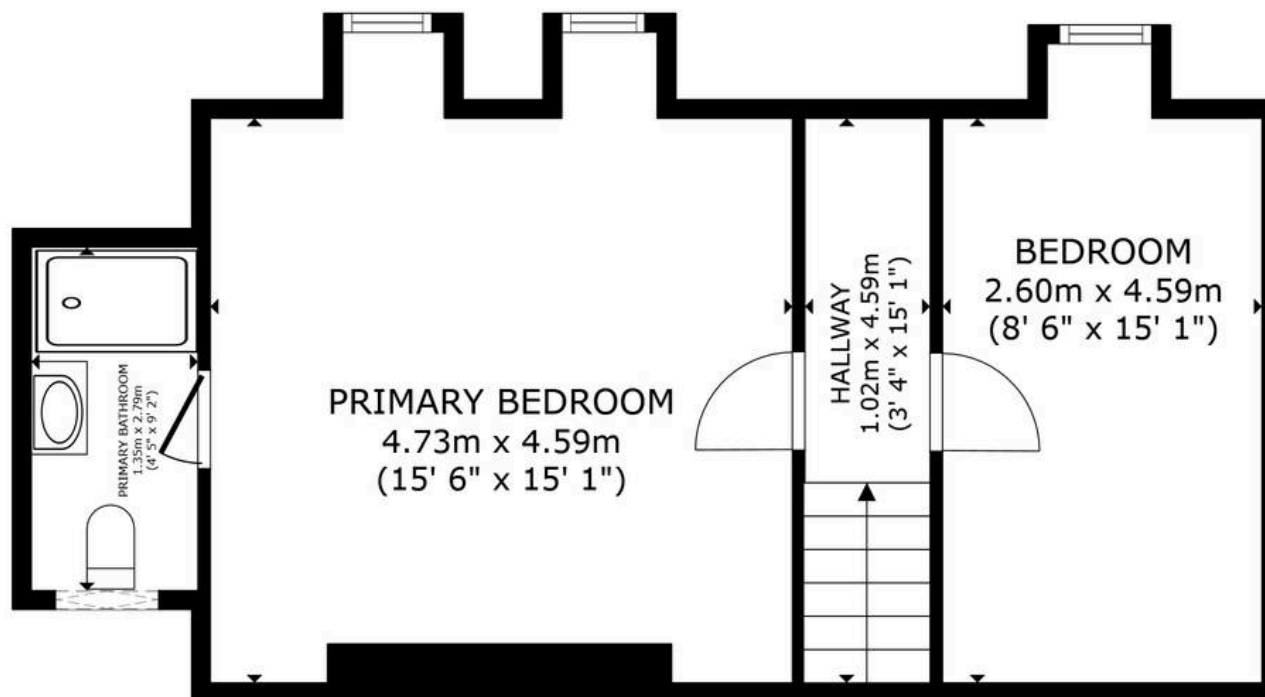








GROSS INTERNAL AREA
 FLOOR 1 79.4 m² (855 sq.ft.) FLOOR 2 44.9 m² (483 sq.ft.)
 TOTAL : 124.3 m² (1,338 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 79.4 m² (855 sq.ft.) FLOOR 2 44.9 m² (483 sq.ft.)
 TOTAL : 124.3 m² (1,338 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. The neighbouring property has a rarely used accessed gate to the parking area, which is only used by agreement when required.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: D

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

Services: The houses are serviced by mains water supply, mains electricity, mains drainage and oil central heating. Windows are all double glazed.

Planning: Details of the building warrant can be found on the Dumfries and Galloway Planning Portal using reference 23/1085.

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: 030 33 33 3000. 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 updates and the latest properties like us on facebook.com/cdrural and Instagram on @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.