



## Three Cottages at Blackaddie, Sanquhar - DG4 6JJ

Offers Over £350,000

**C&D Rural**

## Minister's Pool Lodge, Crawickfoot Lodge, John Kerr's Lodge, Blackaddie Road

Sanquhar

- Portfolio of 3 successful holiday cottages
- Elevated setting next to River Nith
- Two bedrooms and open plan kitchen/living room to each cottage
- Garden areas and parking
- Edge of town location, with excellent road and rail links
- Trading accounts can be made available, please enquire

The three stone-built cottages currently provide excellent letting accommodation and comprise of two bedrooms each, all with garden area, views over the River Nith and a generous shared parking area.

Council Tax band: TBC

Tenure: Freehold

EPC Energy Efficiency Rating: E



### **Minister's Pool Lodge**

Attached to the adjacent Blackaddie House but offering full privacy, this charming end terraced cottage enjoys an elevated position above the river, with the most impressive river and countryside views of all three cottages. There is a utility area, open plan kitchen/dining/sitting room with French doors to a private terrace overlooking the river, two bedrooms and a shower room comprising large walk-in shower, WC and wash hand basin.

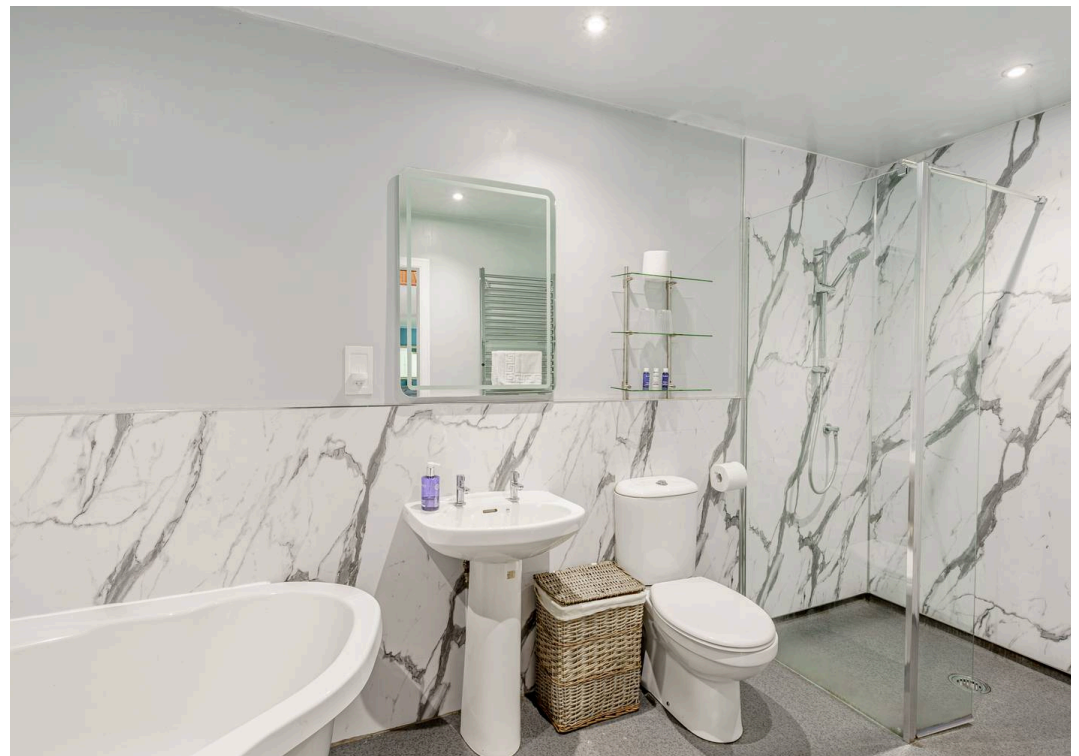
### **Crawickfoot Lodge**

A sweet end-terraced cottage, with private lawned garden to the front, and river views. There is a utility area, large open plan kitchen/dining/sitting room with electric fire and French doors to the front elevation, two generous double bedrooms and a large bathroom comprising corner bath and level access shower.

### **John Kerr's Lodge**

Deceptively spacious mid-terraced cottage, with private garden area and partial river views. There is a utility area, large open plan kitchen/dining/sitting room with French doors to the front elevation, two double bedrooms and a modern shower room comprising generous shower, WC and wash hand basin.





## Outside

The properties enjoy a sunny private garden area with lawn and patios, and sit in a lovely elevated position above the River Nith, with river views. It would be simple to create private gardens to each cottage if desired, by adding some fencing. There is a generous dedicated parking area. The properties are accessed off Blackaddie Road and have a right of access over the private driveway.

## Location

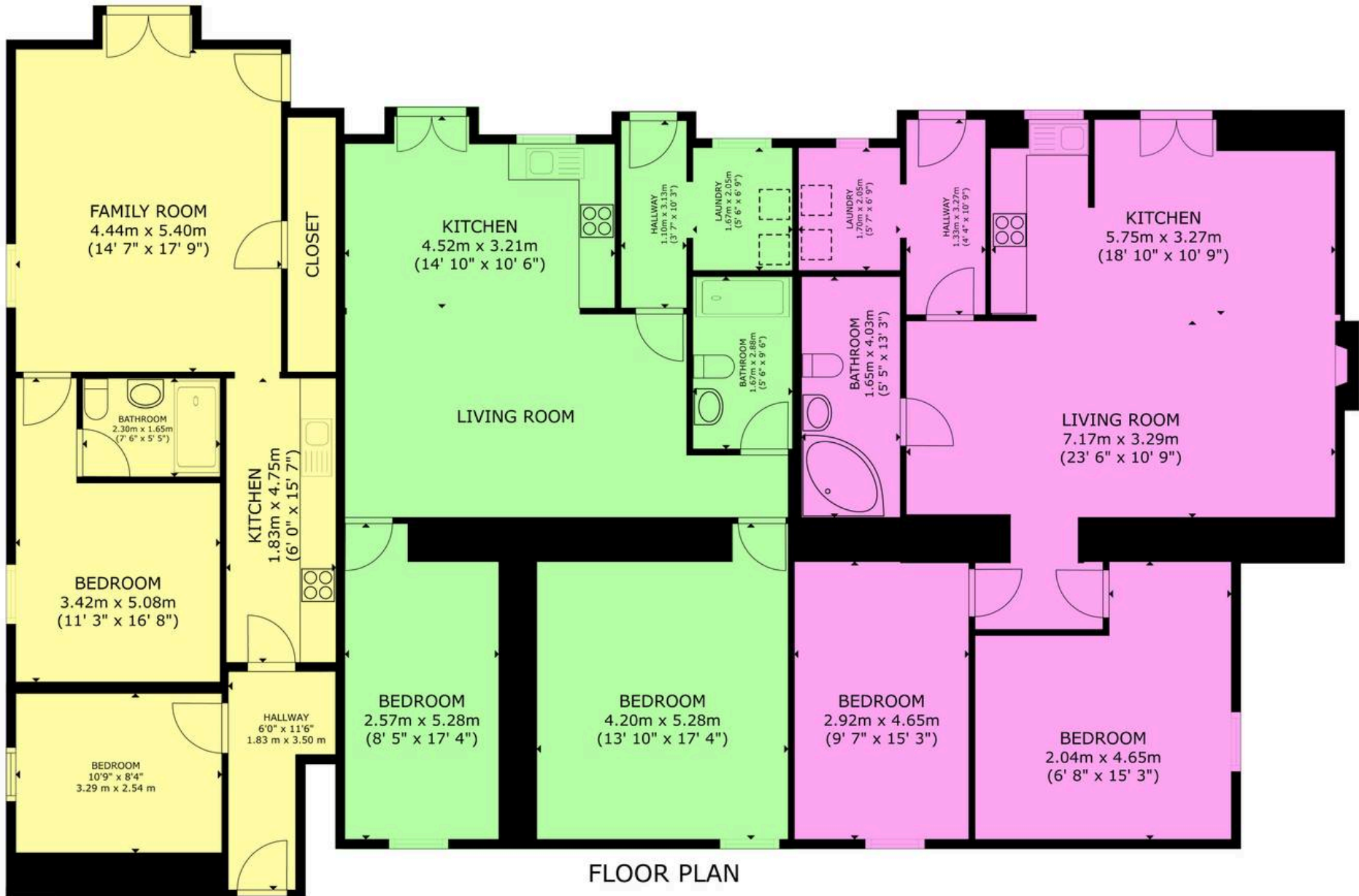
The cottages and Sanquhar sit in the valley of the River Nith, which is one of Scotland's well known salmon rivers, attracting a lot of shing enthusiasts to the area. The town offers a range of amenities, a swimming pool, doctor's surgery, dentist, post office, various pubs, primary and secondary schooling, a 9 hole golf course and the railway station connects to Dumfries, Glasgow and points in between.

A broader range of facilities and schooling are available in nearby Thornhill (7.5 miles) and Dumfries (24 miles) Sanquhar offers excellent road and rail links to the Central Belt. The M74 is under half an hour's drive away, there are airports at Prestwick, Glasgow and Edinburgh and mainline railway stations are in Glasgow, Lockerbie, Dumfries and Carlisle, all of which have connections to/from Sanquhar. The area offers an abundance of wildlife, cycling routes, walking, with attractive rolling countryside all around.

**Services:** Mains electricity, mains water, LPG gas central heating, double glazing. Private drainage to septic tank (registered with SEPA and shared with one other property). Fibre broadband to premises - supplied by Byphone. The cottages each have their own boilers and electricity meters.







MINISTER'S POOL LODGE

JOHN KERR LODGE

CRAWICKFOOT LODGE

FLOOR PLAN

GROSS INTERNAL AREA  
 TOTAL : 256.4 m<sup>2</sup> (2759sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Local authority:** Dumfries & Galloway Council

The Rateable Value for the two-bedroom cottages (Crawick Foot Lodge and John Kerr's Lodge) as at 1 April 2023 is £2,100

The Rateable Value for the two-bedroom cottage (Minister's Pool Lodge) as at 1 April 2023 is £1,050

**Fixtures and Fittings:** Most of the fixtures and fittings can be available for sale however a full inventory will be available as part of a due diligence process if need be.

**EPC's:** All rated E.

**Viewings:** Strictly by appointment with the selling agents, C&D Rural

**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:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**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.

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