



April Cottage, 2 Southfield Cottages, Lochmaben, DG11 1RG

Offers Over £190,000

C&D Rural

April Cottage, 2 Southfield Cottages, Lochmaben, DG11 1RG

- Three bedroom semi-detached cottage
- Spacious living room with woodburning stove
- Modern fixtures and fittings
- Master bedroom with ensuite on first floor
- Gas central heating
- Ample parking
- Front and back gardens
- Popular village of Lochmaben

April Cottage is an impressive and deceptively spacious three bedroom semi-detached cottage situated on the outskirts of Lochmaben.

Council Tax Band: C

Tenure: Heritable (Scottish version of Freehold)

EPC Energy Efficiency Rating: D

C&D Rural



April Cottage offers flexible accommodation and briefly comprises a kitchen, living room, sun room, family bathroom, three double bedrooms including a master ensuite. The property benefits from parking to the rear and well maintained gardens to front and rear.

The Accommodation

The front door steps into a welcoming and spacious hallway featuring a built in storage cupboard and doors leading to the rest of the accommodation. The living room, featuring a woodburning stove, is situated at the front of the house and boasts spectacular views of the loch. The kitchen is fitted with a range of modern floor and wall units, incorporating an integrated electric oven with gas hob, sink with mixer tap and space for a portable dishwasher. There are exposed beams to the ceiling which add a nice touch of character. At the rear there is a uPVC double glazed conservatory which overlooks the garden, the perfect spot for enjoying breakfast and dining.

There are two generous double bedrooms on the ground floor, each with built-in storage cupboards and the family shower room which has been finished to a modern standard complete with three piece suite and mains fed shower. Upstairs there is a large, dormer bedroom with private ensuite bathroom.



Outside

The front garden is low maintenance with a patio and good sized lawn area to the rear with parking space behind. A path along the side of the property connects the front and rear gardens. The timber built garden shed at the rear is included.

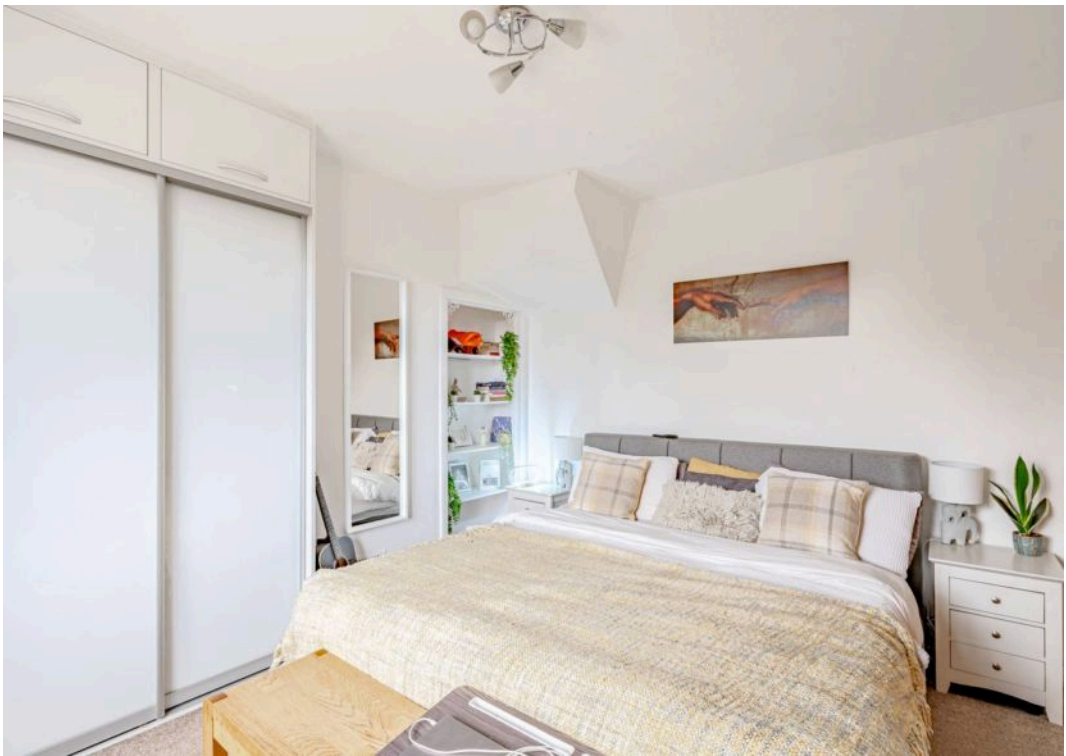
Location

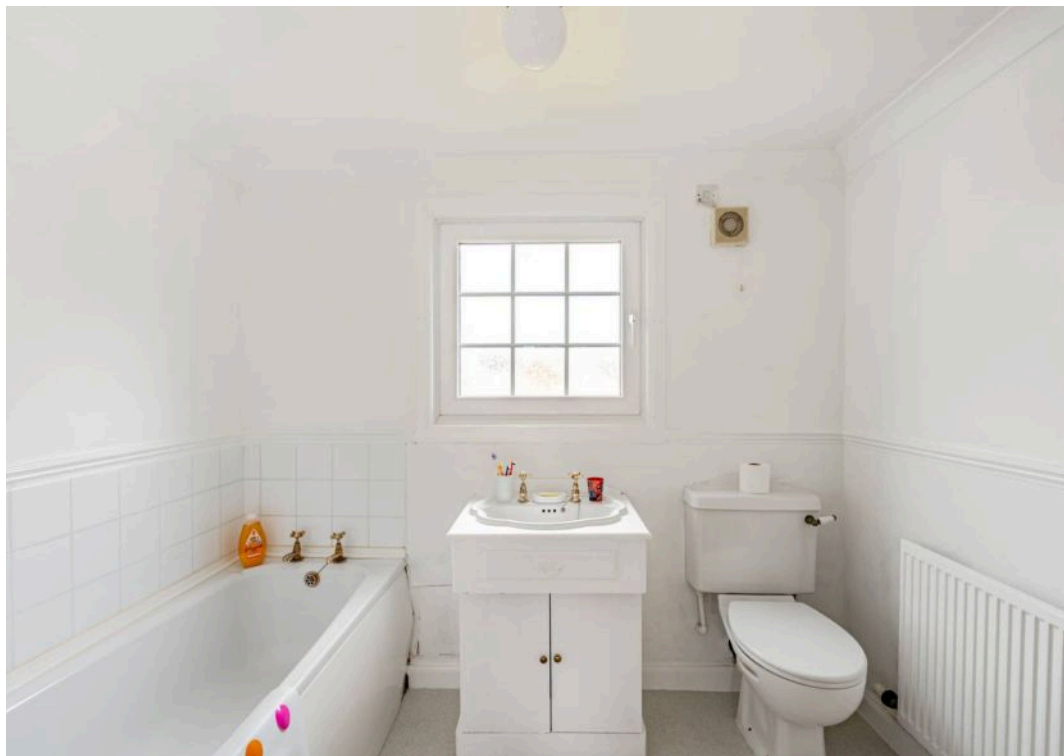
The cottage is situated on the outskirts of Lochmaben, and is approximately eight miles from Dumfries and five miles from Lockerbie. There are a range of shops and amenities in Lochmaben including a primary school, medical practice, dentist, sailing club, public houses and an 18 hole golf course. A wider range of shops and services are available in nearby Lockerbie and Dumfries. Communications to the area are excellent with train stations at Dumfries, Carlisle and Lockerbie, the latter having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr). The M74 motorway network is available at Lockerbie, and Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes.

What3words: ///backpack.seeing.oaks

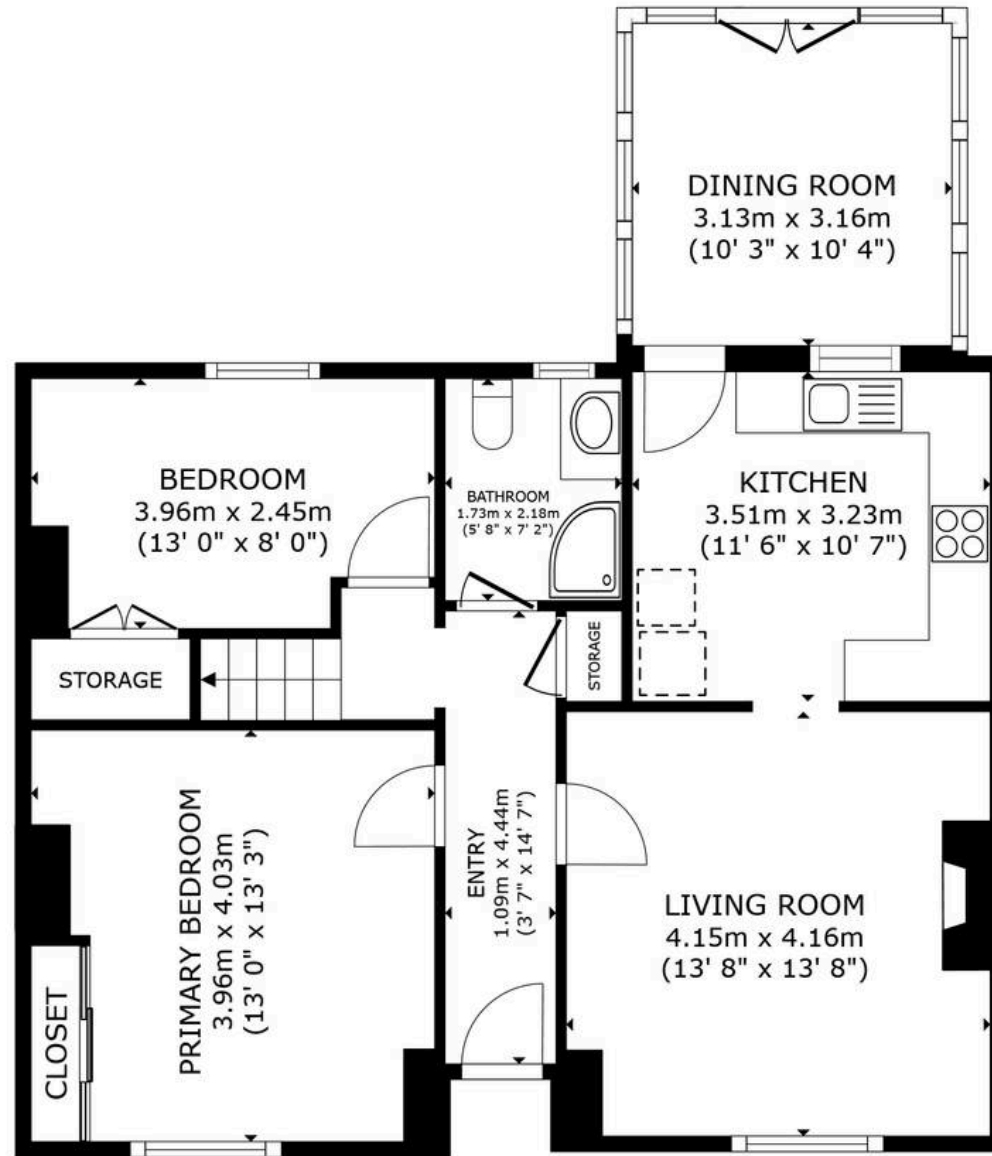






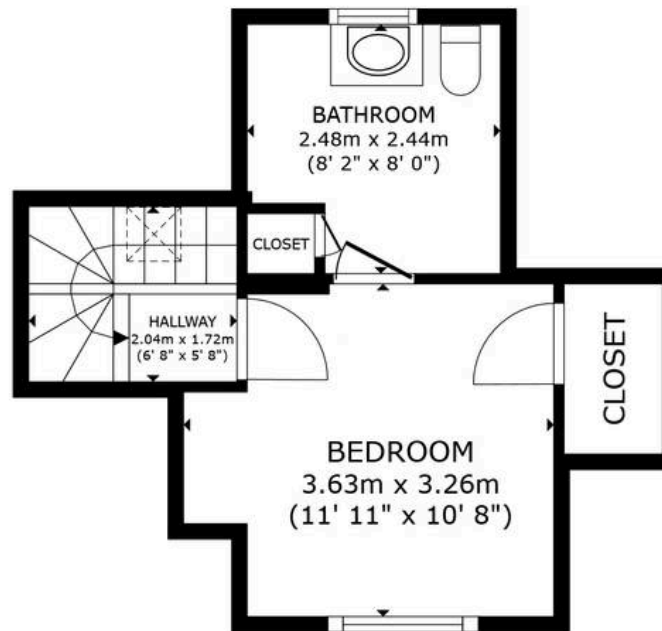






FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 79.5 m² (856 sq.ft.) FLOOR 2 22.4 m² (241 sq.ft.)
 TOTAL : 101.9 m² (1,097 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 79.5 m² (856 sq.ft.) FLOOR 2 22.4 m² (241 sq.ft.)
 TOTAL : 101.9 m² (1,097 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.

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

EPC Rating: D

Broadband: Fibre broadband is connected to premises and good mobile coverage available.

Services: April Cottage is serviced by mains water supply, mains electricity, mains sewerage and gas central heating, with a woodburning stove in living room.

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. Council tax band C.

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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