



MYRTLE COTTAGE

High Road, Hightae, Lochmaben, DG11 1JS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



MYRTLE COTTAGE

High Road, Hightae, Lochmaben, DG11 1JS

Lochmaben 3.5 miles, Lockerbie 4 miles, Dumfries 11 miles, Glasgow 74 miles, Edinburgh 78 miles

A CHARMING DETACHED THREE / FOUR BEDROOM COTTAGE OCCUPYING A GENEROUS ELEVATED SITE WITH LOVELY OPEN VIEWS OVER THE SURROUNDING COUNTRYSIDE

- MODERNISED, DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED COTTAGE
- WRAP AROUND GARDEN GROUNDS AND PRIVATE DRIVEWAY
- MATURE LANDSCAPED GARDEN GROUNDS WITH A HOME OFFICE, SUMMER HOUSE, WORKSHOP, ETC
- FAR REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE
- FIBRE BROADBAND CONNECTION
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Stephen McLean
Brazenall and Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

Myrtle Cottage is a traditional three-bedroom family home set on the edge of the Village of Hightae, an idyllic semi-rural location yet within an easy drive to major road networks.

This well-presented family has been vastly improved within the current ownership with a French Oak hand-built kitchen, newly fitted shower room, engineered oak flooring, etc. This charming cottage offers bright, well-presented and spacious three / four-bedroom accommodation arranged over a single level. A more detailed description of the accommodation, along with a floor plan, is available within these particulars of sale. In addition, there are roof mounted **solar panels** which heat the water with the excess being exported to the grid.

A feature of the cottage are the generous garden grounds which have been landscaped incorporating neat lawns, Indian sandstone patio which is perfect for alfresco dining and family and social entertaining, fruit cages, flowering borders, etc. In addition, there is a home office, summer house, workshop, etc. Owing to its setting, a variety of native wildlife can be enjoyed on a daily basis, along with a bounty of outdoor activities available in and around the local area.

Hightae is one of the “Royal Four Towns” of Lochmaben, founded as a royal town by King Robert I in the early 14th century. The village lies close to the River Annan, only 10 minutes from the M74 at Lockerbie and is a bit of a hidden gem with the surrounding countryside offering an abundance of footpaths (the Annandale Way opened late 2009), river walks and quiet country lanes and is great for cycling.

Hightae has a local primary school, village hall and the Hightae Inn.

This area of southwest Scotland is renowned for its spectacular coastlines, offering a wealth of opportunities for outdoor enthusiasts, including scenic walks, coarse and sea fishing, shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within easy reach of the property, along with several local golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 30 miles away, and there are international airports in Glasgow (85 miles) and Edinburgh (121 miles). There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.



METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

GUIDE PRICE

Offers for Myrtle Cottage are sought **in excess of: £315,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk



PARTICULARS OF SALE

This spacious detached cottage is of traditional construction set under a slate roof with the accommodation very briefly comprising:

- **Entrance Hallway**

A welcoming hallway with a part glazed UPVC door and engineered oak flooring.

- **Central Hallway**

Engineered oak flooring and two windows enhance the natural light within.

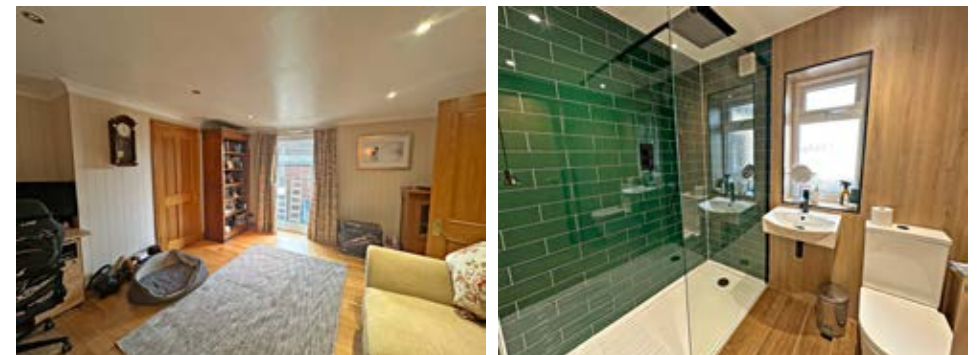
- **Kitchen / Diner**

A lovely spacious family kitchen which has been fitted with a good range of French oak, hand-built floor and wall units incorporating an island which is fitted with an electric halogen hob and has drawers, shelves and bottle shelves below. The worktops are of solid granite with a double Belfast sink, integrated dishwasher & freezer, along with a fitted double electric oven. A large utility cupboard houses the relatively new central heating boiler and the washing machine. Double aspect windows look over the garden grounds and a glazed part glazed UPVC door accesses the garden.



- **Lounge**

Another beautiful family room with a multi-fuel stove set in an oak surround fireplace. Triple aspect windows and a glazed door accessing the gardens, allows an abundance of natural light.



- **Shower Room**

A stylish new shower room has recently been fitted with a wall hung wash hand basin, WC and a modern shower unit with a large flush to ceiling showerhead.

- **Bedroom 1 with En-Suite**

A good sized bedroom with a window to the front and an en-suite which has modern fixtures and fittings.

- **Bedroom 2**

Another good-sized room with a window to the front and a walk-in dressing room.

- **Bedroom 3**

With a window to the side and built-in wardrobes.



OUTSIDE

Myrtle Cottage occupies a generous plot with off-road parking to the side. As mentioned earlier, the garden is landscaped incorporating neat lawns, Indian sandstone patio which is perfect for alfresco dining and family and social entertaining, fruit cages, flowering borders, etc. In addition, there is a home office (9.2m x 3.6m) which is fully insulated with water and electricity laid in, a summer house, workshop, etc.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	E	C (71)

Note: Roof mounted solar panels heats the hot water with the rest exported to the grid.

HOME REPORT

The home report can be downloaded from the listing on our website.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Stephen Mclean at Brazenall and Orr**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

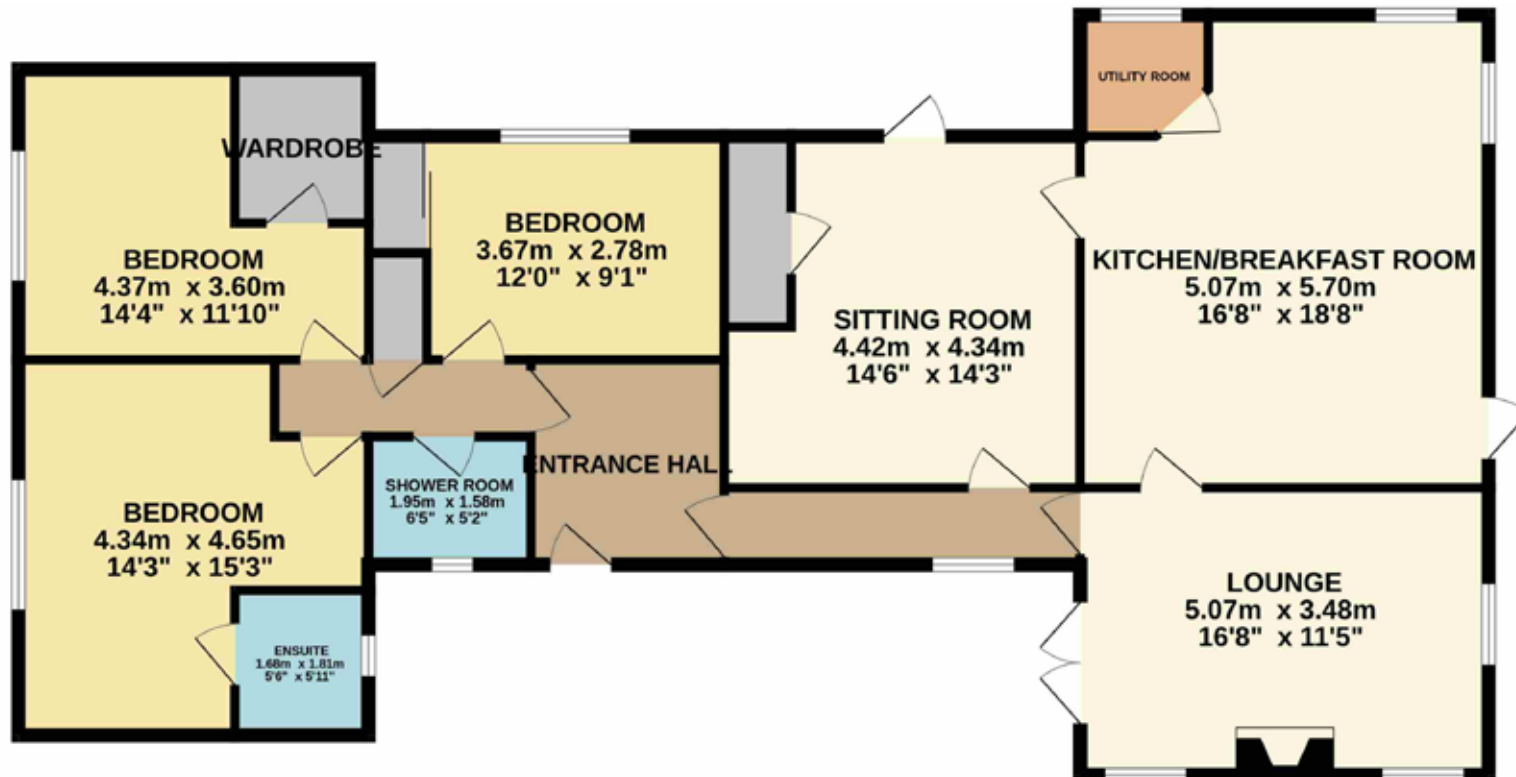
There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.



OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.



IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared June 2026