



Priestlands Cottage, New Abbey Road, Dumfries, DG2 8EW

Offers over £310,000

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Amazing opportunity to purchase this unique 3-bedroom detached cottage on the outskirts of Dumfries. Priestlands Cottage is presented to the market in walk in condition with uninterrupted views over the surrounding countryside.

This property provides spacious accommodation and practical space for everyday living. Owned by the same family for nearly 30 years this property is not one to miss!

ENTRANCE VESTIBULE- 1.41M X 1.14M

White composite door, black and white checkered tile flooring. Timber panelled ceiling.

LIVING ROOM- 5.85M X 4.97M

Coving, ceiling light with shade, fitted carpet, log burner with slate hearth and decorative beam. Large window to front with horizontal blinds, curtains and curtain pole.

HALLWAY- 5.86M X 1.17M

Fitted carpet, central heating radiator with thermostat, ceiling light with shade, doors leading to bedrooms and bathroom.

OFFICE/ BEDROOM 1- 3.32M X 2.77M

Coving, ceiling light with shade, fitted carpet, fitted wardrobe with sliding doors, window to rear with horizontal blinds, curtains and curtain pole.

MASTER BEDROOM- 4.69M X 3.86M

Coving, ceiling light with shade, fitted carpet, central heating radiator with thermostat, arched window to rear with curtains and curtain pole. Sliding doors leading to EnSuite.



ENSUITE- 1.82M X 2.37M

Tiled floor, accessible handrails, walk in glazed shower with glass screen, shower rail and curtain, WC and wash hand basin, splashback tile, heated towel radiator, fitted mirrored vanity cabinet, window to rear with curtains and curtain pole.

BEDROOM 3- 4.32M X 2.51M

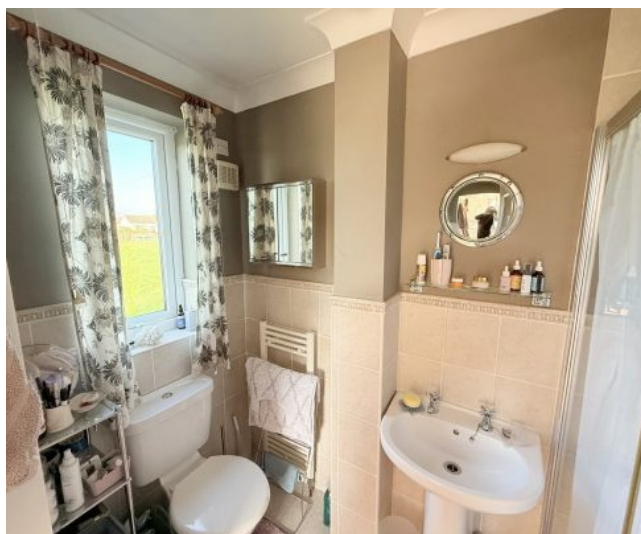
Coving, ceiling light with shade, fitted carpet, build in wardrobe panel effect wardrobe with sliding doors, two windows to rear with curtains and curtain pole, central heating radiator with thermostat, integrated shelved storage.

BATHROOM- 3.68M X 1.68M

Coving, ceiling light with shade, laminate wood effect flooring, stone effect wall panels, walk in shower unit with shower and glass screen, bath with shower head, WC & wash hand basin, mirrored vanity cabinet, window to rear

KITCHEN- 4.82M X 2.37M

Coving, ceiling light, wooden base and wall units, complimentary white stone effect worktop, window to front & rear, stainless steel sink with mixer tap and drainer, space for undercounter dishwasher, freezer/ washing machine, gas oven with extractor fan. Worcester boiler, vinyl tiled floor.



UTILITY- 2.57M X 2.24M

Ceiling light, tile flooring with complimentary white stone effect worktop, stainless steel sink. Wooden base and wall units, space for under counter freezer, washing machine or dishwasher.

GARDEN ROOM- 4.72M X 3.86M

Two ceiling lights with shade, tiled flooring, central heating radiator with thermostat, surrounding windows looking out to garden. Currently used as a dining room but flexible.

GARDEN

Private enclosed lawn area with established borders . Access to store/ garage.



NOTES

Furniture may be included by separate negotiation.

Gas central heating

Windows are UPVC Double glazed.

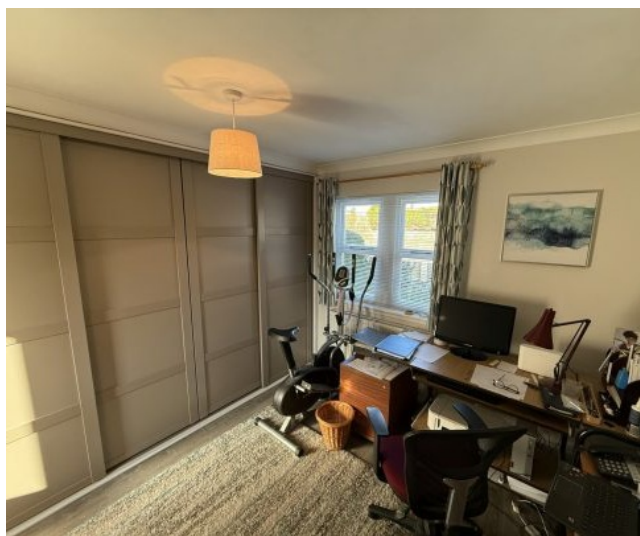
Two parking bays within property.

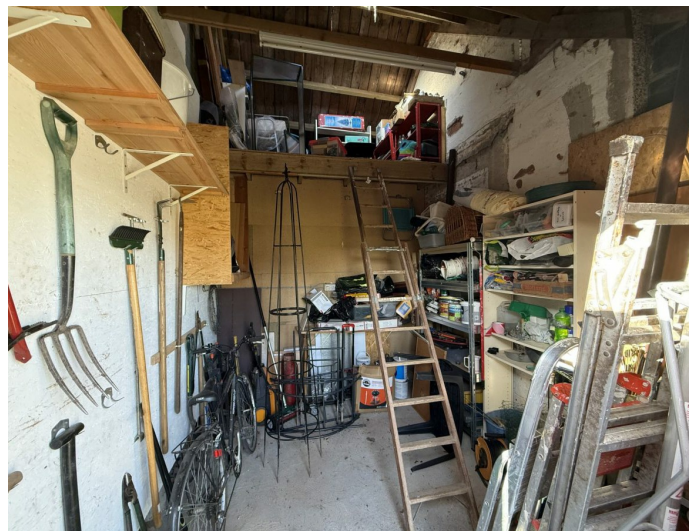
Neighbouring Priestlands Bungalow is also available for sale separately.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.









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