



HUNTERS[®]
HERE TO GET *you* THERE

Redrock Cottage, 2 Bridge Street, Brydekirk, DG12 5LR

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Offer Over £120,000

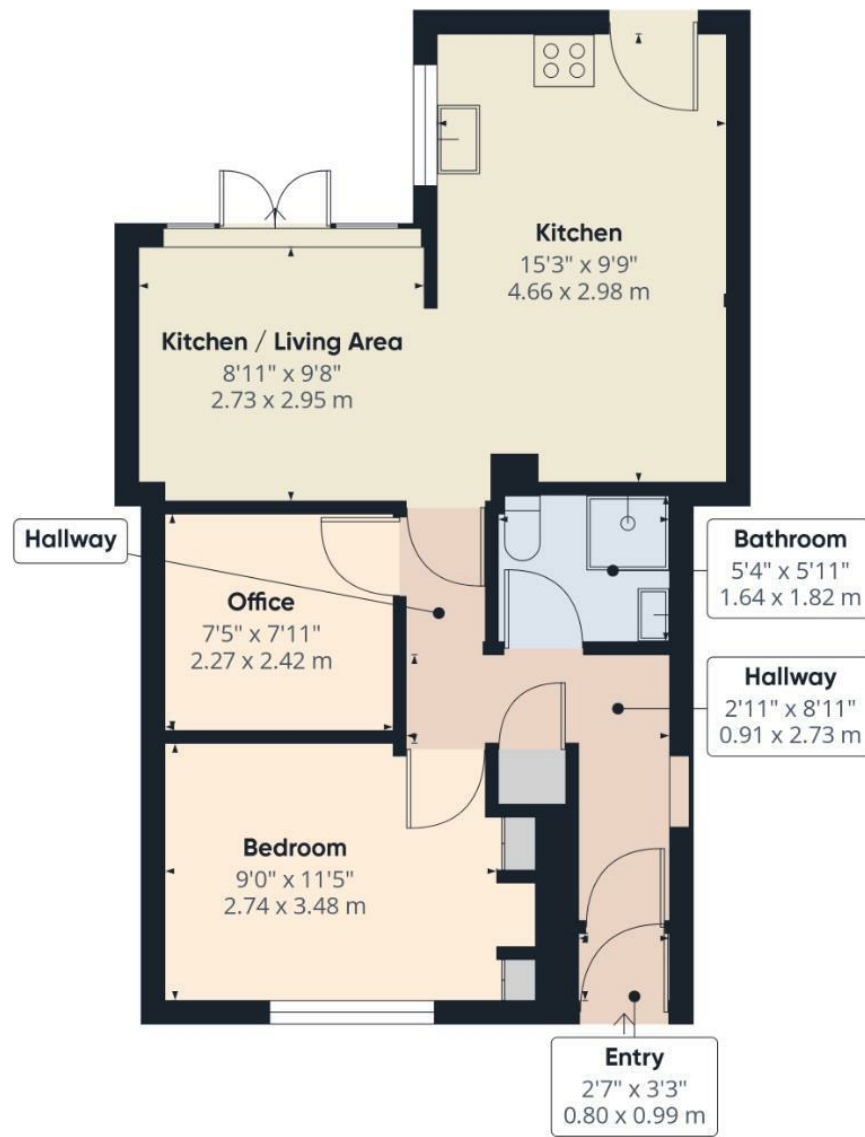
A charming cottage situated in the heart of Brydekirk Village, Redrock Cottage has been beautifully and sympathetically renovated to provide truly walk-in condition accommodation.

The stylish open-plan living, dining kitchen is the heart of the home, with French doors opening directly into the courtyard garden, creating an indoor-outdoor entertaining area. The immaculate accommodation is further enhanced by master double bedroom office/study (currently used as Bedroom 2) and a modern shower room. The property would suite a wide range of buyers including first time buyers, retirement and investments buyers. A viewing is imperative to fully appreciate this beautiful cottage and location.

The spacious accommodation briefly comprises of Entrance Vestibule, Entrance Hallway, Master Double Bedroom, Office/Study (currently used as Bedroom 2), Shower Room. Open Plan Living, Dining and Kitchen Area. Benefiting from Double glazing, Electric Underfloor Heating and Courtyard Garden. EPC - F and Council Tax Band - B.

The village of Brydekirk is located between Annan and Ecclefechan on the edge of the River Annan which provides many beautiful and scenic walks. The village itself enjoys a Primary School and Church whilst further conveniences can be found within a short drive within Annan, including local shops, supermarkets, schools, bars and restaurants. Transport links including bus route passing through the village with the A74(M) being accessible within a ten minute drive, at either Kirtlebridge (J19) or Ecclefechan (J20).

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Approximate total area⁽¹⁾
523 ft²
48.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Entrance Vestibule

Access is gained via a double-glazed entrance door incorporating a high-level meter cupboard, leading into the property.

Entrance Hallway

Welcoming hallway incorporating a skylight, allowing for natural light, along with a useful built-in storage cupboard

Master Bedroom

A well-proportioned front-facing bedroom featuring a double-glazed window, built-in wardrobe, additional storage cupboard.

Shower Room

Fitted with a modern three-piece suite comprising a shower enclosure, vanity wash hand basin, and low-level WC. Finished with contemporary fittings and a heated towel rail

Office/Study

A side-facing room suitable for a variety of uses such as a guest room or home office however currently utilised as a internal bedroom.

Open Plan Living, Dining Kitchen

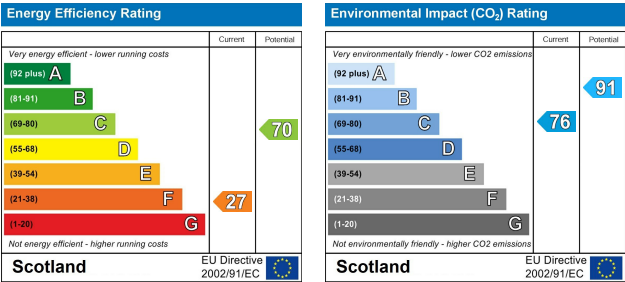
Forming the heart of the home, this impressive open-plan space is fitted with a range of stylish wall and base units complemented by work surfaces. Appliances include an electric hob, electric oven, stainless steel sink unit, and plumbing for an automatic washing machine, along with space for a fridge. Natural light is provided via a double-glazed window to the side elevation, while a double-glazed door leads directly to the courtyard garden. The living and dining area features double-glazed French doors opening onto the courtyard garden, creating a seamless indoor-outdoor flow—ideal for both entertaining and alfresco dining.

Home Report

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

Aml Disclosure

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



