



Struanlee, Georgetown, Dumfries, DG1 4QP

Guide Price £425,000

C&D Rural

Struanlee, Georgetown, Dumfries, DG1 4QP

- Three bedroom semi-detached cottage with land extending to 3.29 acres
- Bright and spacious living room with parquet flooring and log burning stove
- Unique property full of character
- Variety of multi purpose buildings including a lambing shed, studio, workshop and converted garage
- Private and secluded property
- Generous gardens, paddocks, pig pen, sheep run, vegetable plots and fruit orchard
- Rural location with cracking views, but relatively close to Dumfries
- Scope for multi-generational living
- Oil central heating

Spacious and characterful, three bedroom semi-detached cottage with land extending to 3.29 acres near Dumfries. The property features a variety of multi-purpose outbuildings and would suit buyers looking to raise some livestock.

Council Tax band: D

Tenure: Heritable Title

EPC Rating:

CD Rural



Struanlee is a wonderful opportunity to acquire a spacious three bedroom property with land extending to 3.29 acres. This south-facing property is currently registered as a smallholding and benefits from a variety of multi-purpose buildings to include a lambing shed, studio, converted garage and workshop. The adjoining land is easily accessible, stock proof and in three separate fields, making it perfect for hobby farmers looking for a lifestyle property.

The Accommodation

Although access is gained mostly from the rear of the property, a front porch at the front elevation welcomes a spacious hallway fitted with laminate flooring and with a useful storage cupboard, access to a separate loo and double glass paned doors on right into the living room. The hallway also features a freestanding woodburning stove, an excellent addition in the colder months for heating the property. The living room is spacious and bright, boasting windows to the front and side elevation, featuring wooden parquet tile flooring and another woodburning stove set on a stone hearth. From the hallway, there are two further glass paned single doors which opens onto the kitchen/diner.

The kitchen is fitted with cabinets along the rear elevation, with solid wooden worktops and a stainless steel drainer sink with mixer tap, built in on the left looking over the garden. There is ample space for dining, creating the perfect space for breakfast, lunch or dinner.



Off the kitchen there is a very useful utility room, fitted with some extra wall mounted storage units and shelving with space underneath for several white goods. A rear, double glazed porch sits off the utility room which is mostly used for accessing the property.

Further down the hallway you will find three good sized double bedrooms and the family bathroom. All of the bedrooms have plenty of space for freestanding wardrobes. The family bathroom comprises of a three piece suite including a white, WC and pedestal sink and a classic pink bath which the owner has kept due to its larger size compared to modern day baths. The bathroom is finished with laminate flooring and tiling to the walls. There is a mains fed shower supply located above the bath.

The bedroom at the end of the hall is complete with a sun room off it, which is being used as a crafts room but may also serve as an office/study. There is fibre broadband to the premises.

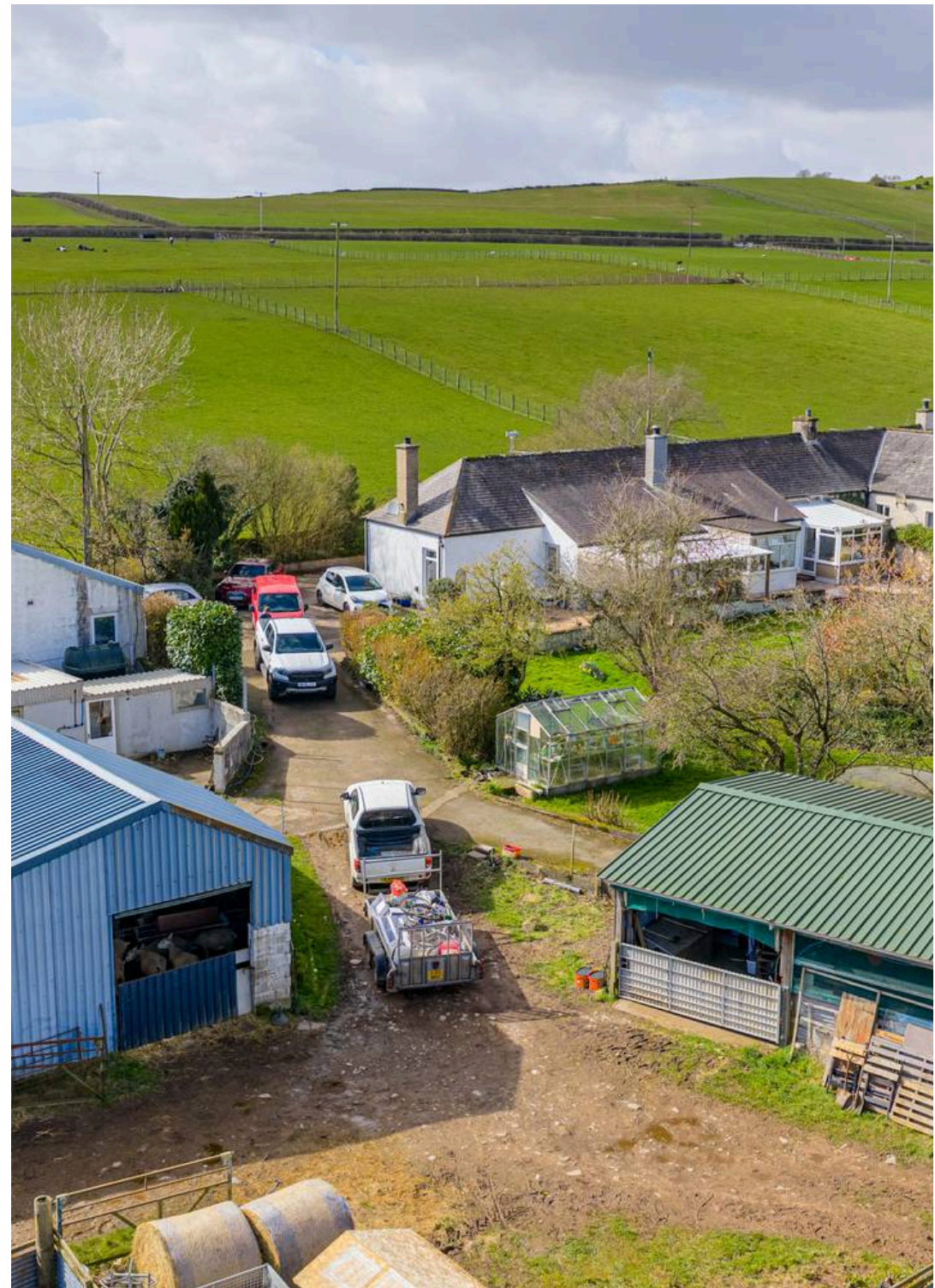
Externally the property is situated in a pleasant, rural setting located at the end of a short private track. Struanlee has a right of access to where the boundary begins and maintenance is shared. The smallholding sits in roughly 3.29 acres and features a variety of multi-purpose sheds and outbuildings which may be used to suit the needs of the new owner. There is a concrete yard for parking and former detached garage which the current owner has converted into a one bedroom studio, ideal for those considering multi-generational living. The former garage has been well-insulated and is complete with a small kitchenette, shower room, bedroom and living area with woodburning stove.



Other buildings on the property include a timber frame workshop with access doors for storing a small tractor/quad bike. The workshop is ideal for those with a business or those with hobbies as it benefits from electricity. A larger building with corrugated steel sheet walls and steel sheet profile roof is being used as a lambing shed. There is water supply to most areas of the site and the land is split into a mixture of smaller paddocks, pig pen, sheep run, vegetable plots and orchard.

There is a lovely seating area outside the former garage and there is a smaller studio which has also been insulated and boarded which would also lend itself to a variety of purposes. There is a generous sized garden at the back of the house with log store and greenhouse. A timber frame pergola with polycarbonate sheet roof provides pleasant shade for dining outside on the concrete poured patio.

Struanlee is a unique property which is currently registered as a smallholding but would also make for an excellent family home with a few acres of land and some buildings. Whether you're looking to escape to the country, continue running a business or would just like to raise some smaller livestock, this property is certainly worth seeing.



Location Summary

The property is situated within the rural postcode district of DG1 4QP, in the peaceful Bankend area on the outskirts of Dumfries. The location offers an attractive balance of countryside living while remaining conveniently close to the amenities of the town. The surrounding area is characterised by open farmland, mature countryside views and a small number of private residential properties, creating a quiet and private setting. Despite its rural feel, the property is only a short drive from Dumfries town centre where a wide range of facilities are available including supermarkets, independent shops, restaurants, healthcare services and leisure facilities.

Transport links are readily accessible, with the nearby Dumfries railway station providing rail services connecting to major routes across the region. Road links also provide convenient access to surrounding towns and the wider Dumfries and Galloway region. The area is well regarded for its natural beauty and outdoor lifestyle opportunities, with scenic countryside, walking routes and local attractions nearby. This location therefore offers an ideal setting for those seeking a peaceful rural environment without sacrificing accessibility to town amenities.

What 3 Words

///shall.played.spun







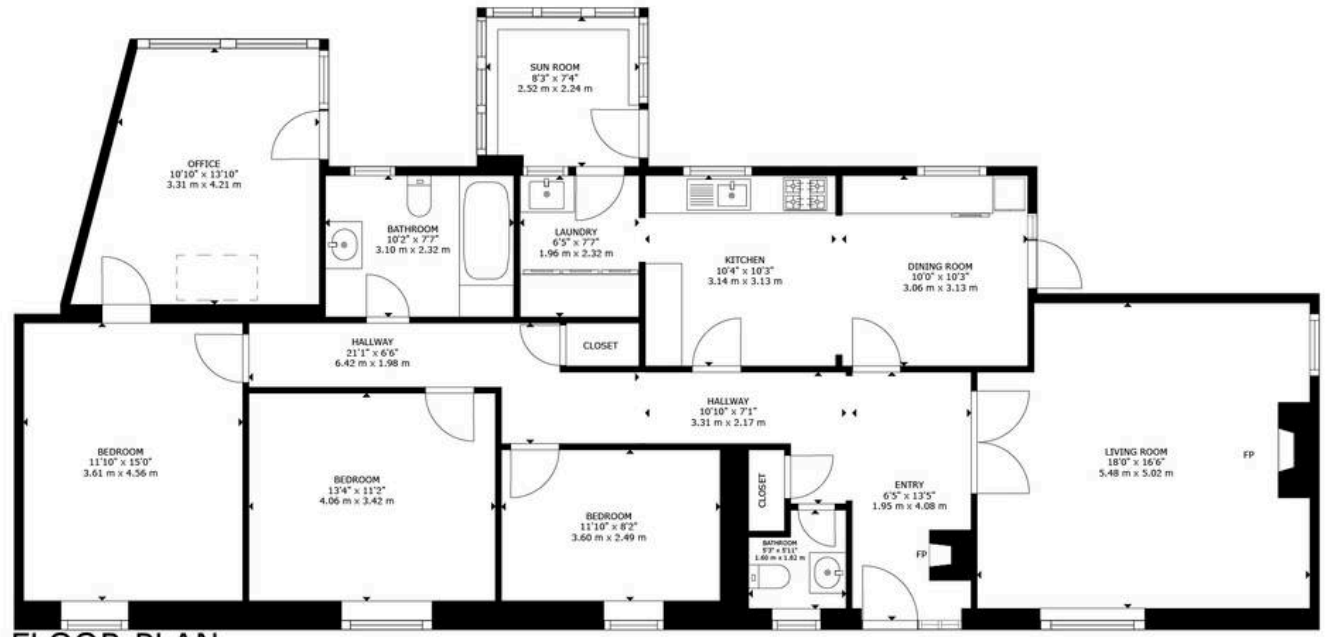
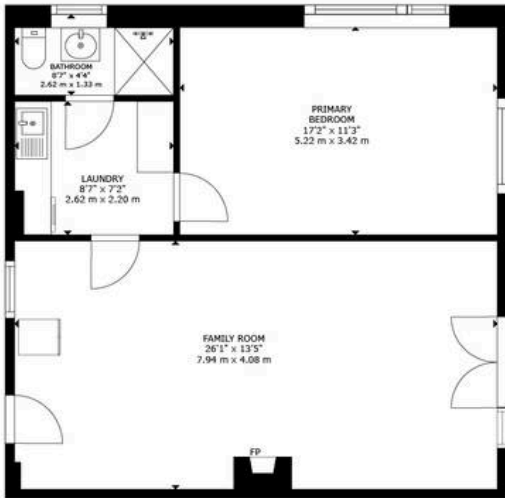












FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 2,348 sq. ft, 218 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Struanlee, Dumfries, DG1 4QP



General Remarks & Stipulations

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.

Septic tank: The septic tank is registered with SEPA.

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: 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. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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.

C&D Rural

Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. 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. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.