

MID DUMFEDLING COTTAGE ESKDALEMUIR DG13 0QW



AN APPEALING THREE BEDROOMED COTTAGE SET ON THE EDGE OF DUMFEDLING FORREST. ABSOLUTELY ASTOUNDING PICTURESQUE VIEWS OVER THE ETRICK VALLEY. THE SECLUDED GARDENS OF APPROX (0.5 ACRE) WITH Paddock ATTRACT AN ABUNDANCE OF THE LOCAL WILDLIFE WHICH CAN BE SEEN ALL AROUND. SOLID FUEL/OIL CENTRAL HEATING THROUGHOUT. AMPLE PARKING.

GUIDE PRICE £142,500

SOLD AS SEEN

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed wooden front door. Coving. Danfoss thermostat control switch. Built-in storage cupboard with hanging rail & shelving. Hatch to a spacious attic measuring approx 22' x 17' with glazed window to the rear offering beautiful night sky viewing. Fitted carpet. Radiator. Open recess to the lounge & doors off to 3 bedrooms & bathroom.

LOUNGE

(5.02m x 3.62m)

Stone hearth with contrasting inset. Solid wood floor. Coving. Television point. Sash & case window overlooking the front. Sash & case window overlooking the side. 2 Radiators. Door through to the fitted kitchen.

KITCHEN

(4.35m x 2.85m)

With a range of contemporary designed wall & base units incorporating a stainless steel single drainer sink unit with vegetable compartment & mixer taps. Wall mounted electricity meter & fusebreaker system. Electric cooker point. Plumbed for automatic washing machine. Part glazed U.P.V.C rear door with U.P.V.C double glazed windows to either side. U.P.V.C double glazed french doors leading out to the side gardens. Ceramic tiled floor. Radiator.

BATHROOM

(3.00m x 1.60m)

Having a white three piece suite comprising bath, pedestal wash-hand basin & low flush W.C. Mira Sport shower over the bath with shower screen. Xpelair. Partially tiled walls. Useful built-in shelved storage area. Obscured window to the rear. Shaverpoint. Black ceramic tiled floor. Radiator.

BEDROOM 1

(3.14m x 2.97m)

With sash-case window overlooking the elevated rear garden. Coving. Built-in shelved storage area. Radiator.

BEDROOM 2

(4.20m x 3.49m)

Sash-case window to the rear. Telephone point. Coving. Radiator.

BEDROOM 3

(4.73m x 3.62m)

Sash-case window overlooking the front. Solid wood floor. Built-in shelved storage area. Solid Wood floor. Radiator.

OUTSIDE

The garden measures approx 120' x 120' (0.5 acre) with paddock and shed for small horse or pony. Garden shed. Peaceful gravel areas to either side of the property. Extensive parking area for several vehicles. Small area of forest to the front of the property.

HOME REPORT

A Home Report will be available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

INCENTIVE

LOW DEPOSIT REQUIRED (FINANCE OPTIONS AVAILABLE)

Please find attached information from The Yorkshire Building Society who may be able to offer a 95% mortgage.

SERVICES

Septic tank. Mains electricity. The telephone is subject to the usual B.T. Regulations.

VIEWING

By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS.

Council Tax Band "D".

