



Two bedroom semi-detached cottage located in the heart of the village of Waterbeck, which has been fully renovated  
The Cottage, Waterbeck, DG11 3EY



# Property Details

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## Offers Over

£148,000

## Description

Two bedroom Category B Listed semi-detached cottage located in the heart of the village of Waterbeck, which has been fully renovated to a high standard. Ideal investment, permanent home or holiday cottage.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY







## KEY FEATURES

- Traditional semi-detached, single storey cottage
- Category B Listed
- Two double bedrooms
- Modern bathroom
- Enclosed courtyard garden to the rear
- Fully renovated
- Desirable village location





## The Cottage, Waterbeck, DG11 3EY

### Situation

The Cottage sits in a popular location within the charming village of Waterbeck, in a rural yet accessible situation, with the M74 located 4 miles away and excellent rail links. Located 11 miles from Lockerbie and 9 miles from Annan, the property is well served by both town's excellent range of local amenities and services including primary and secondary schools. There are also primary schools in Waterbeck (Hottsbridge) and Eaglesfield. Dumfriesshire is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare, offering a lifestyle property for country and equestrian pursuits, and including golf courses at Lockerbie and Powfoot.



## Accommodation

The Cottage has such kerb appeal and sits prominently on the main street of the popular village of Waterbeck. This semi-detached, single storey cottage is in fantastic order throughout having recently been fully renovated, and comprises of two double bedrooms and an enclosed courtyard garden to the rear. Ample on street parking.

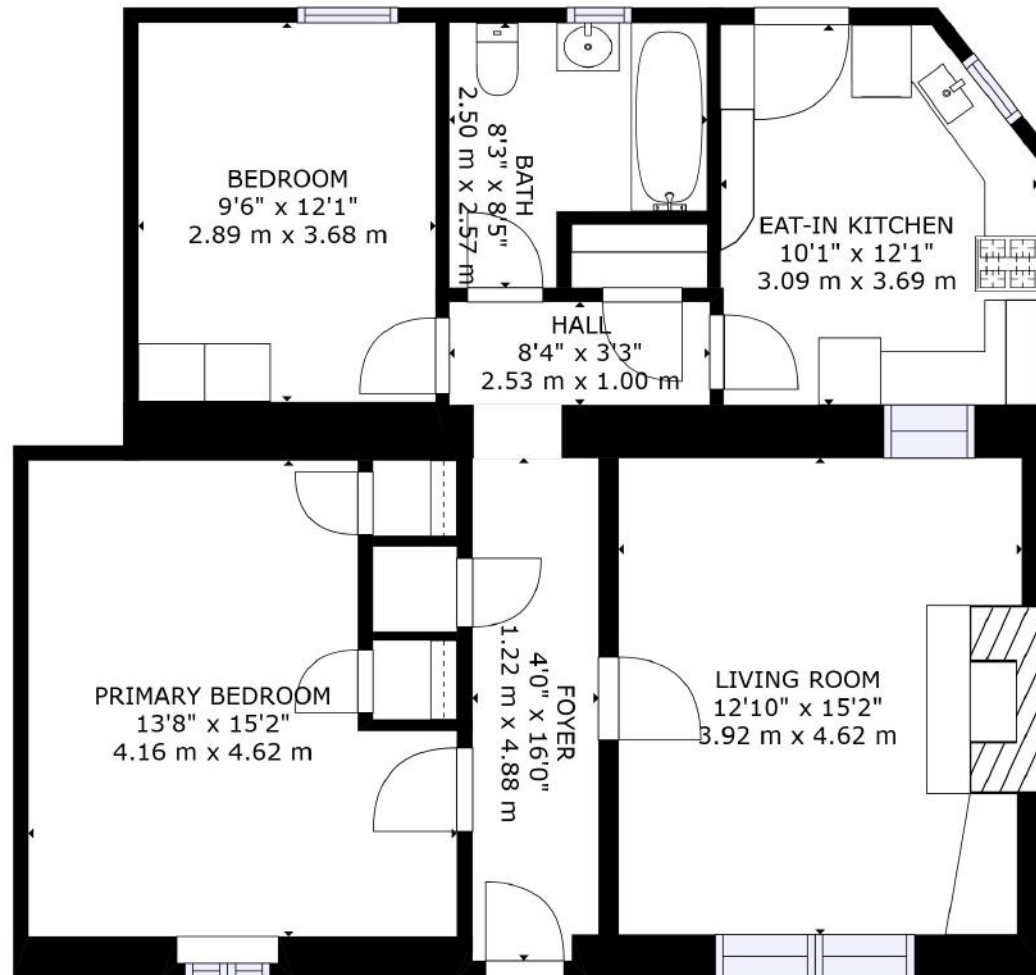
A part glazed front door opens directly into the hall, which offers two storage cupboards, a hatch to loft space and direct access to all rooms. The sitting room is located to the front of the property and has twin sash and case windows and an Esse multifuel stove set on a slate hearth. The modern and bright kitchen comprises of a range of pale grey units with complementary worksurfaces, electric cooker and hob, space for white goods and a window and door to the rear.

Both bedrooms are generous in size, both being doubles, and have built-in cupboards. The rear bedroom has a double glazed window to the rear. The modern bathroom is an excellent size and comprises of a bath with rainhead shower over, WC, wash hand basin and tiled surround.

To the rear of the cottage is an enclosed, gravelled courtyard garden, ideal for children or pets.







FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 878 sq. ft, 82 m<sup>2</sup>  
 TOTAL: 878 sq. ft, 82 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**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.

**EPC Rating:** D

**Services:** The property is serviced by mains electricity, mains drainage and mains water supply. The property is heated by modern, newly installed electric storage heaters. There is a multifuel stove in the sitting room. Windows to the front are single glazed sash and case windows, while windows to the second bedroom and bathroom are double glazed.

**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:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band C.

**Solicitors:** TBC

**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](http://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: PIA Financial Solutions – 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





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