



Immaculate detached bungalow with yard and large outbuilding (approx. 3400 sq ft), in excellent position Wickness Garage, Dalton, DG11 1DX

Property Details

Wickness Garage, Dalton, DG11 1DX

Offers Over
£375,000

Description

We are delighted to present this immaculate two bedroom detached bungalow, which boasts superb views. There is a generous yard and a large outbuilding (approx 3400 sq ft) comprising of workshops, stores and mezzanine area, as well as a separate office with three rooms, a kitchen & shower room

Selling Agents

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





KEY FEATURES

- Detached modern bungalow
- Immaculately presented with high quality fixtures and fittings
- Two double bedrooms
- Open views to rear
- Large outbuilding and workshops
- Separate office accommodation
- Excellent transport links



Wickness Garage, Dalton, nr Lockerbie DG11 1DX

Situation

Situation: The property is located in a rural setting around 8 miles from the town of Annan, and 10 miles from Dumfries, which has a large range of amenities, schools and supermarkets. The M6 is approximately 16 miles to the east.

Directions

From the A75, take the B725 through Carrutherstown towards Dalton. After leaving Carrutherstown proceed up the hill and turn left immediately after the bungalow on your left hand side. The property is located 50 yards up the lane, identified by large blue doors.



A very well presented and spacious two bedroom bungalow, built in 2002 by the present owner, and located in an excellent position within easy reach of Dumfries and Carlisle. The property enjoys generous living space with the benefit of superb views, a useful and sizeable outbuilding and a generous yard.

House: Porch with utility area, WC, modern fully fitted kitchen, large sitting/dining room, conservatory, two double bedrooms, bathroom.

Outside: Parking for many vehicles, large storage unit/workshop extending to approximately 3400 sq ft, with car ramp, mezzanine area, office, and separate access to two storey office unit with two rooms, kitchen and shower room.



Wickness Garage comprises of an attractive detached bungalow, built in 2002 by the present owner, which provides spacious and flexible living accommodation, and a sizeable outbuilding and yard.

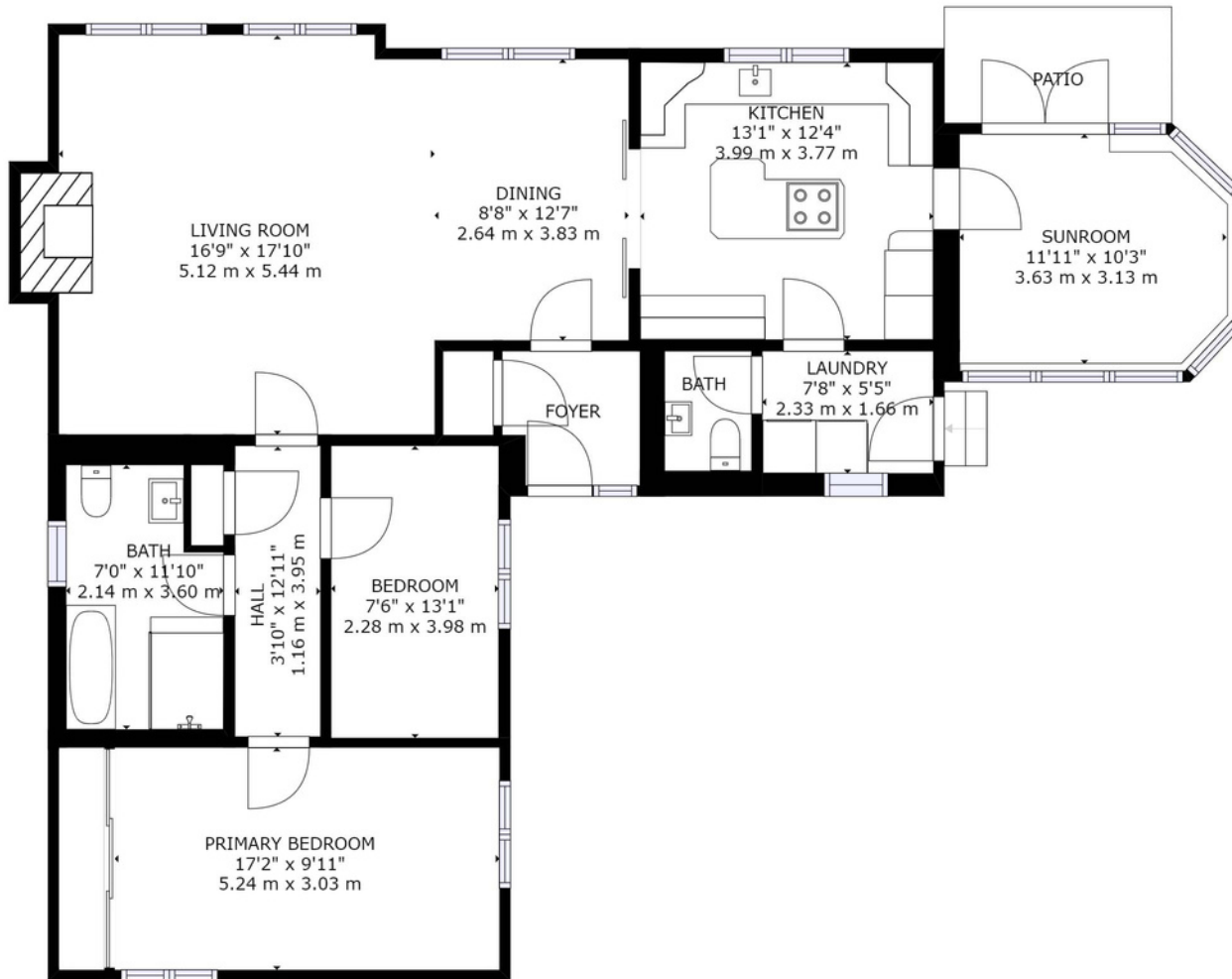
A useful enclosed porch provides cloaks and utility area, with a WC located off. The porch in turn opens directly into the welcoming kitchen, which boasts a range of quality fitted units and granite worksurfaces, central island, integrated appliances and views across to the surrounding countryside. Directly off the kitchen is the conservatory, which also benefits from the underfloor heating evident throughout, and enjoys superb views. Sliding doors from the kitchen open into a very large and bright sitting/dining room. This superb reception room boasts three large windows and excellent views over the countryside, and a modern electric fireplace (open fireplace behind). There are two double bedrooms, with the principal bedroom enjoying very generous proportions, a dual aspect and built in wardrobes, and a modern family bathroom comprising of bath, separate walk-in shower, WC and wash hand basin. The property is in immaculate condition throughout.

Wickness Garage offers a rare opportunity to purchase a property of this type in a desirable location with excellent communication links and superb business opportunities.







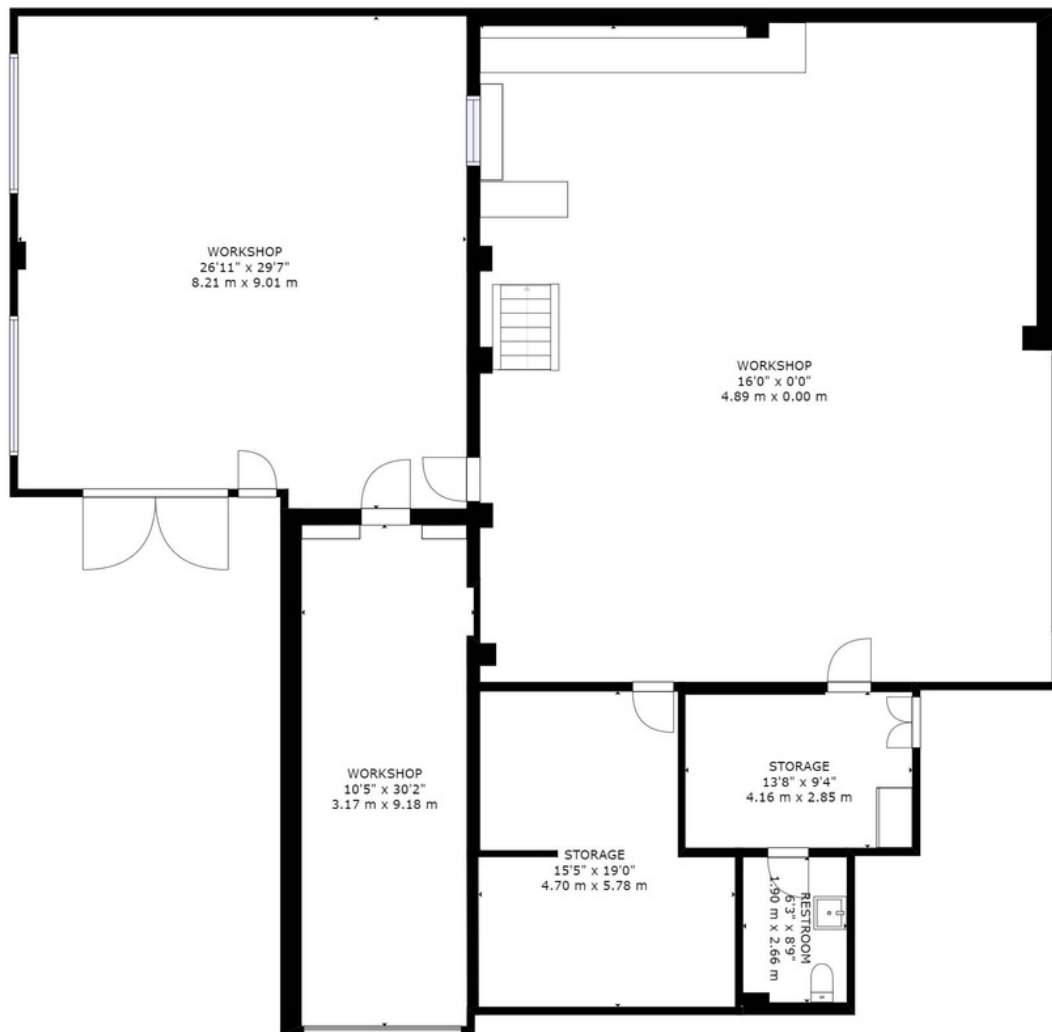


FLOOR 1

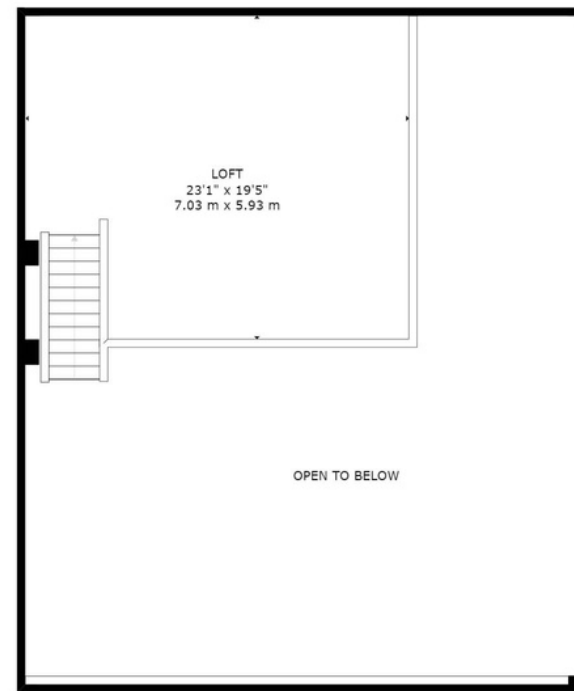
GROSS INTERNAL AREA
 FLOOR 1: 1317 sq. ft, 122 m²
 TOTAL: 1317 sq. ft, 122 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 2946 sq. ft, 274 m², FLOOR 2: 472 sq. ft, 44 m²
 TOTAL: 3418 sq. ft, 318 m²
 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: Wickness Garage is serviced by mains water, mains electricity, private drainage (soakaway waste treatment plant) and the house features underfloor heating throughout. The property is double glazed throughout.

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.

Solicitors: Kenneth McLean, Pollock Mclean, 1 W Morton St, Thornhill DG3 5NE.

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).

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