



Three bedroom detached cottage with  
extensive garden and workshop

Cairnsmore, Johnstonebridge, DG11 1HN

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## Property Details

Cairnsmore, Johnstonebridge, DG11 1HN

Offers Over  
£200,000

### Description

Three bedroom, detached property situated in a rural setting with extensive garden and workshop with electricity supply.

### Selling Agents

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









## KEY FEATURES

- Three bedroom detached house with private driveway and dual access
- Bright and spacious living room with woodburning stove
- Recently renovated bathroom upstairs
- Extensive garden with views of neighbouring fields
- Recently erected steel frame workshop with electricity supply
- Situated within close proximity of the M74 for great commuting links
- Oil central heating
- No chain
- Spectacular views of the countryside



## Cairnsmore, Johnstonebridge, DG11 1HN

Cairnsmore is a unique three bedroom detached property, within a generous sized plot with steel frame workshop, situated in a delightful rural setting with excellent access to the M74. The property boasts outstanding views of the countryside.

The owners have recently purchased additional land to extend the garden further.

### ***Location Summary***

Johnstonebridge, situated in the picturesque Dumfriesshire region of Scotland, is a charming village that combines natural beauty with accessibility. Nestled amidst rolling countryside and lush landscapes, Johnstonebridge offers a serene setting for residents and visitors alike. This idyllic location is easily accessible, thanks to its proximity to the A74(M) motorway, providing convenient connections to nearby towns like Lockerbie and Moffat, as well as access to the broader road network. Additionally, the village benefits from local bus services, ensuring reliable transport links to surrounding areas.





## The Accommodation

The front door opens to a spacious hallway with doors off to the living room, primary bedroom, kitchen and downstairs shower room. The living room is an excellent internal space, bright and airy featuring a small woodburning stove in the centre of the room. The living room has been laid with oak effect laminate flooring and there are double French patio doors to the garden. The primary bedroom is a generous double, fitted with carpet and there is a built-in cupboard.

The kitchen makes great use of the space with fitted cream, wall and base units and extended breakfast bar along the left wall. There are ample spaces for white goods as well as a 1.5 bowl stainless steel drainer sink and extractor hood above cooker. There is a downstairs shower room with walk-in shower with glass screen and mains shower, w.c. white hand basin. The wall and floors are tiled.





Upstairs there are two further bedrooms and a family bathroom which has been recently refurbished to include a generous corner bath with overhead mains shower, small hand basin and toilet. The walls are lined with plastic boarding.

## Outside

Outside there is a generous garden which has been recently extended at the bottom of the plot with the purchase of some additional land. The septic tank is located in the garden. There are two accesses into the plot, the first is at the front of the house where there is parking available on a gravelled drive and the second is at the back of the house to access the steel frame workshop which has just been erected by the current owner. Electricity has been installed in the workshop. The property sits in a rural setting, surrounded by open fields of countryside. One key feature of this property is that it is only a 5 minute drive from the M74 for commuting North or South.











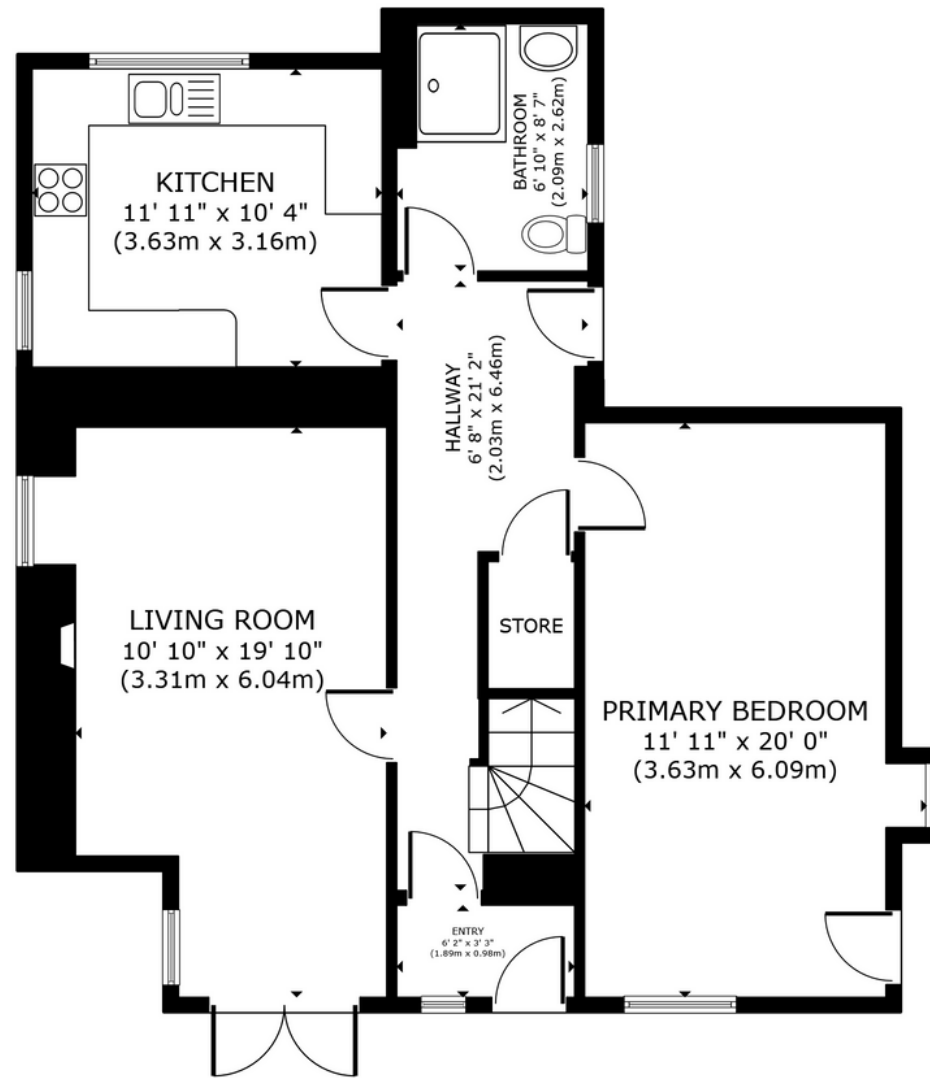












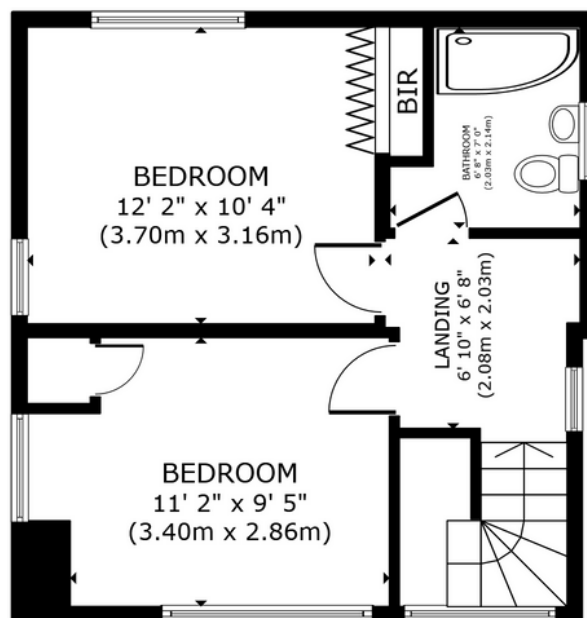
## GROUND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR 795 sq.ft. (73.9 m<sup>2</sup>) FLOOR 1 381 sq.ft. (35.4 m<sup>2</sup>)  
 TOTAL : 1,176 sq.ft. (109.3 m<sup>2</sup>)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 795 sq.ft. (73.9 m<sup>2</sup>) FLOOR 1 381 sq.ft. (35.4 m<sup>2</sup>)  
 TOTAL : 1,176 sq.ft. (109.3 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:** E

**Services:** Cairnsmore is serviced by mains water, electricity, septic tank in garden and oil central heating.

**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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

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

**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).

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