



Charming two bedroom detached cottage with garage  
and private garden, in popular conservation village  
5 The Village, Dalton, DG11 1DS

# Property Details

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Offers Over  
£180,000

## Description

A charming, deceptively spacious detached two bedroom cottage, presently run as a successful holiday let. Private garden to the rear, with attached garage and ample parking to the front of the property too. In very good condition throughout, and being sold with no onward chain.

## Selling Agents

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





## KEY FEATURES

- Traditional detached cottage in conservation village
- Very good condition throughout
- Two double bedrooms
- Sitting room with gas-fired stove
- Attached garage with inspection pit
- Private garden to the rear
- Ideal permanent residence, second home or holiday let

## 5 The Village, Dalton DG11 1DS

### *Situation*

*Dalton is an attractive conservation village within easy reach of road and rail networks. Dumfries can be reached within a 10-15 minute drive and offers a wide range of amenities. The nearest primary schools are Carrutherstown or Cummertrees, with the nearest secondary being Dumfries High School, Annan Academy or Lockerbie.*

*A regular bus services Dumfries and Annan, and stops in the immediate vicinity, while there is a mainline railway station in Lockerbie, just a few miles away. The M6 and M74 are easily accessible.*

*The surrounding area offers wonderful countryside with easy access to the coast and an array of outdoor pursuits including sailing, mountain biking, golfing, horse riding and coastal/woodland walks.*



## Accommodation

The front door opens into a vestibule, which offers storage and a cloaks area. An internal door leads into the hall, which has a built-in cloaks cupboard and an additional storage cupboard. The sitting room is located to the front of the property and has a double glazed sash window to the front elevation, a shelved press and a gas fired stove set in a sandstone surround. The modern kitchen comprises of an excellent range of units with complementary worksurfaces and a wood effect floor, a gas hob and oven, space for white goods and a window and stable door to the rear. There is ample room for dining furniture.

Both bedrooms are generous in size, both being doubles. The front bedroom has a double glazed sash window and a shelved cupboard, whilst the rear bedroom has a secondary glazed window, overlooking the garden. The modern bathroom comprises a bath with electric shower over, WC, wash hand basin, heated towel rail and a shelved storage cupboard.

## Outside

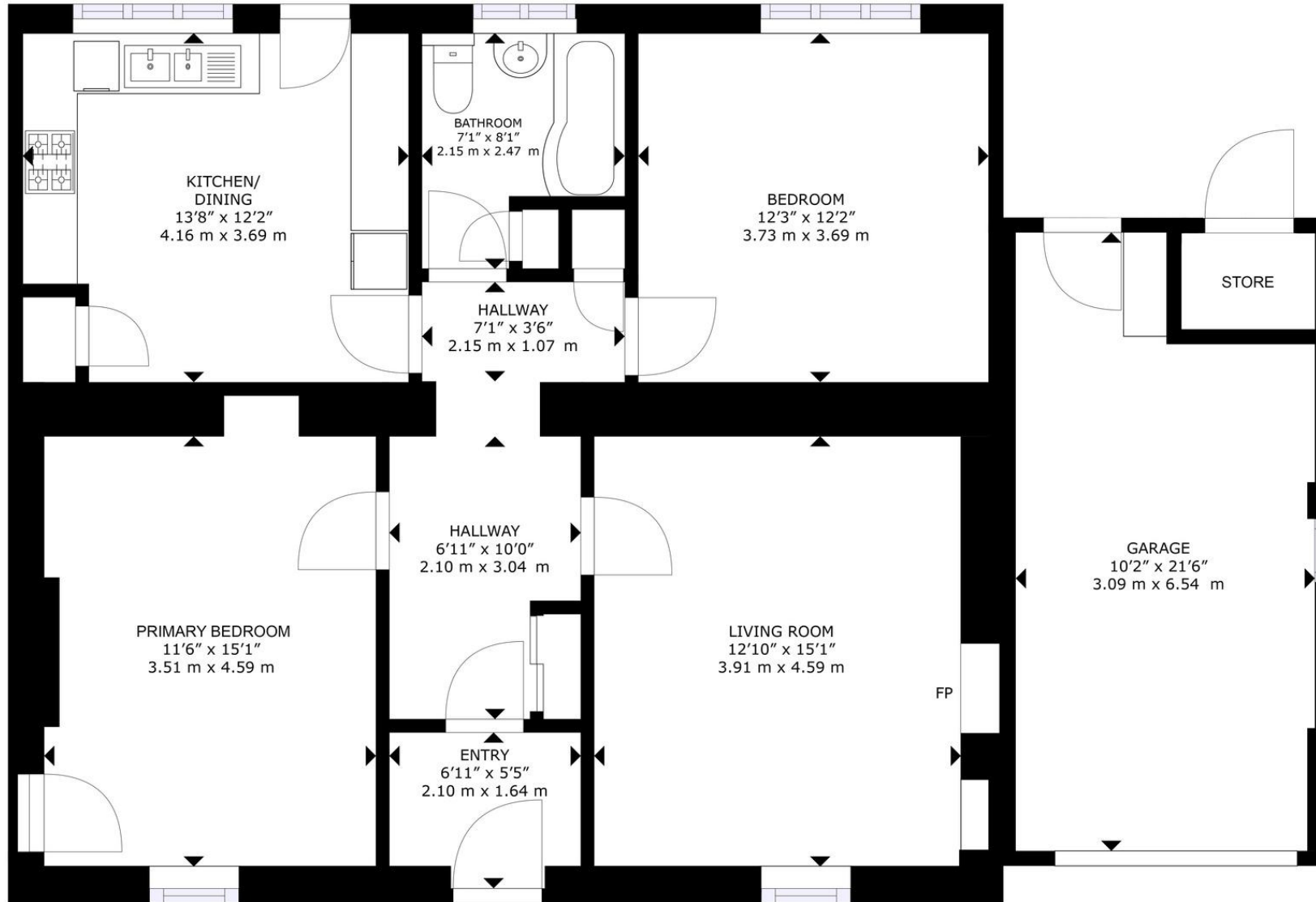
To the rear is an enclosed cottage garden, ideal for children and/or pets. The garden is predominantly laid to lawn, with mature shrubs, bushes and trees, and there is a timber shed. The garage has an up and over door, power and light and an inspection pit.











FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 944 sq. ft, 88 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 204 sq. ft, 19 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. Certain contents may be available by separate negotiation.

**EPC Rating:** D

**Services:** The property is serviced by mains electricity, mains drainage and mains water supply. The property is heated by gas central heating, run off a modern combi boiler. There is a gas fired stove in the sitting room. Windows to the front are double glazed sash windows, while windows to the rear are secondary 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 currently zero rated for business use.

**Solicitors:** Henderson & Mackay, 35 High Street, Lockerbie

**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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