



Recently refurbished two bedroom detached
cottage

Hill Cottage, Gretna, DG16 5HQ



Property Details

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Offers Over
£125,000

Description

Traditional, two bedroom, detached, cottage in Gretna which has been fully renovated to high standard. The property would make an ideal investment, permanent home or holiday cottage.

Selling Agents

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





KEY FEATURES

- Two bedroom detached cottage
- Recently refurbished
- Open plan kitchen/dining with modern kitchen fittings
- Off-street parking available
- Situated just outside the historic town of Gretna with excellent transport links
- Oil central heating
- No chain

A superb two bedroom detached cottage, located just outside the historic town of Gretna, of traditional stone and slate construction, and fully renovated throughout to a high standard. The cottage would make an ideal investment property, permanent home or holiday cottage.

Location Summary

Gretna, nestled in the picturesque Dumfriesshire region of Scotland, is a charming town known for its rich history and natural beauty. Situated along the border with England, Gretna boasts a unique blend of Scottish and English influences. The town is easily accessible, thanks to its proximity to the M6 motorway, providing convenient links to nearby cities like Carlisle and Dumfries. Additionally, Gretna benefits from a railway station with regular services to major cities such as Edinburgh and Glasgow. Whether you're exploring the historic Gretna Green or enjoying the stunning landscapes of the Solway Firth, Gretna's appealing location and excellent transport links make it a delightful destination for residents and visitors alike.

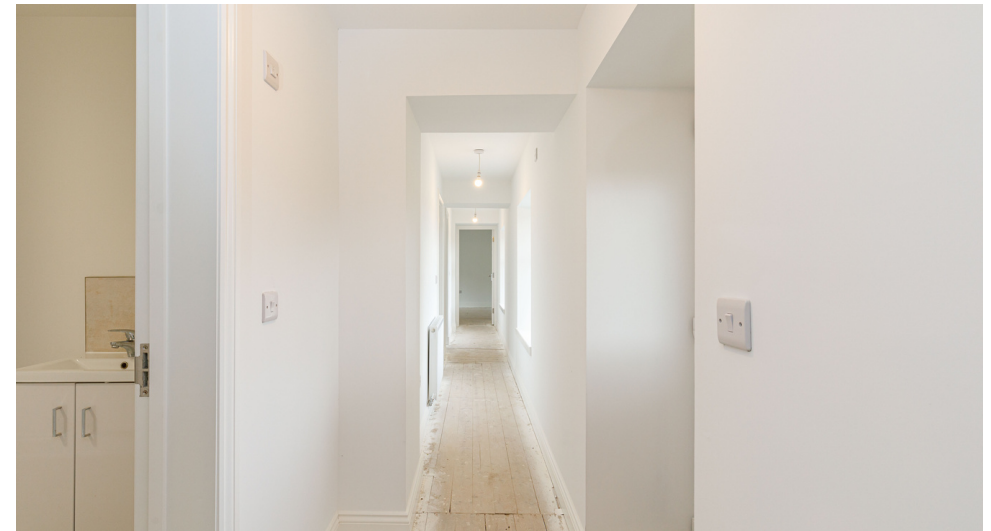


The Accommodation

This detached cottage comprises of a modern kitchen and dining space, family bathroom, two double bedrooms, and living room.

The front door opens immediately to the bright, new kitchen space with upgraded white wall and floor units with wooden work tops, fitted stainless steel sink and integrated electric oven and hob. There is a useful pantry cupboard off the kitchen and the owners have left the flooring bare for the new owners to fit flooring as they please. There is ample space for a large dining table also. A narrow corridor provides access to all areas of the house.

There are two good sized bedrooms in the middle of the house and a newly fitted bathroom with bath including mains shower over, w.c and white hand basin. The bathroom walls have been partially tiled with scope for purchaser to either tile or add vinyl to the floor.

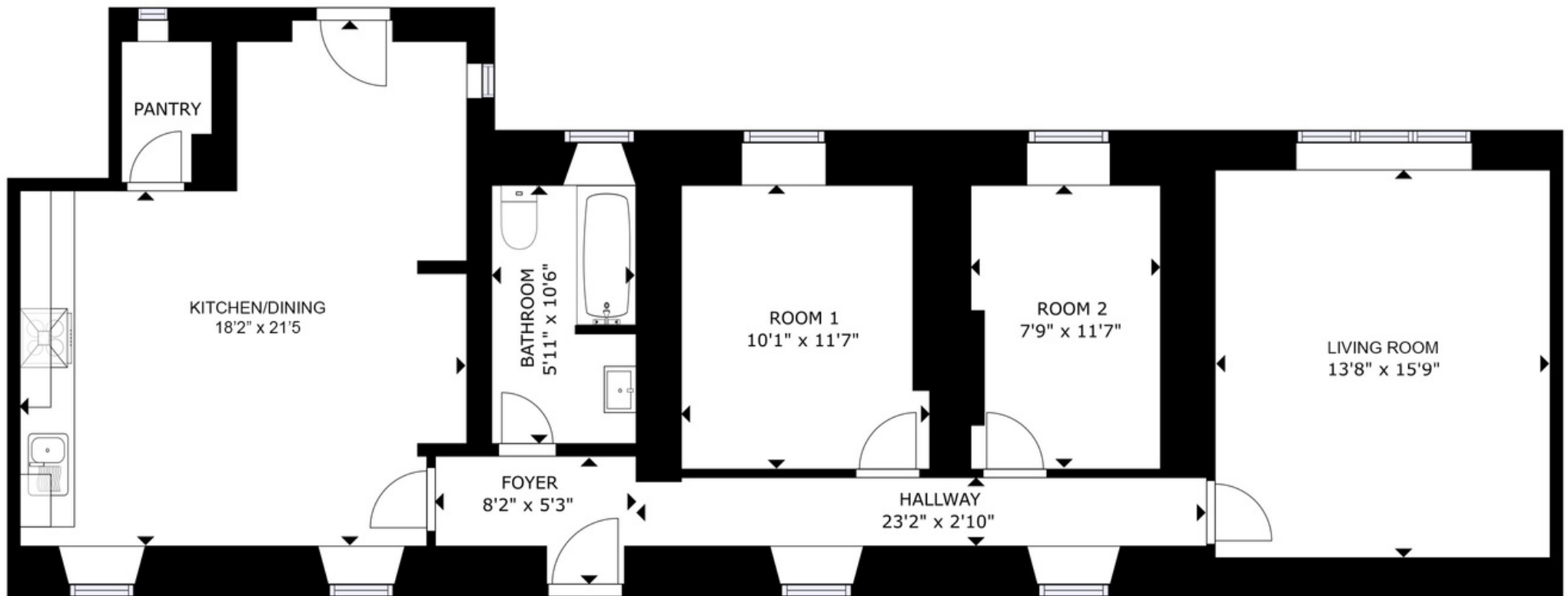


At the end of the corridor is a large living room which has been decorated white and just requires new carpets to finish off the look. Outside there is parking available at the back of the house and there is a small section of garden space which could be fenced off. The property is serviced by oil central heating. The boiler is new.

There are small garden areas at each side of the property which could be fenced off to provide an outdoor seating area or drying green. Parking is available at the back of the cottage.







GROSS INTERNAL AREA
FLOOR 1: 1179 sq ft
TOTAL: 1179 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Reference: **1055284/ACM**

Version: **4.0**

Date: **October 2023**

Co-ordinates at Centre:

Easting: **331,341**

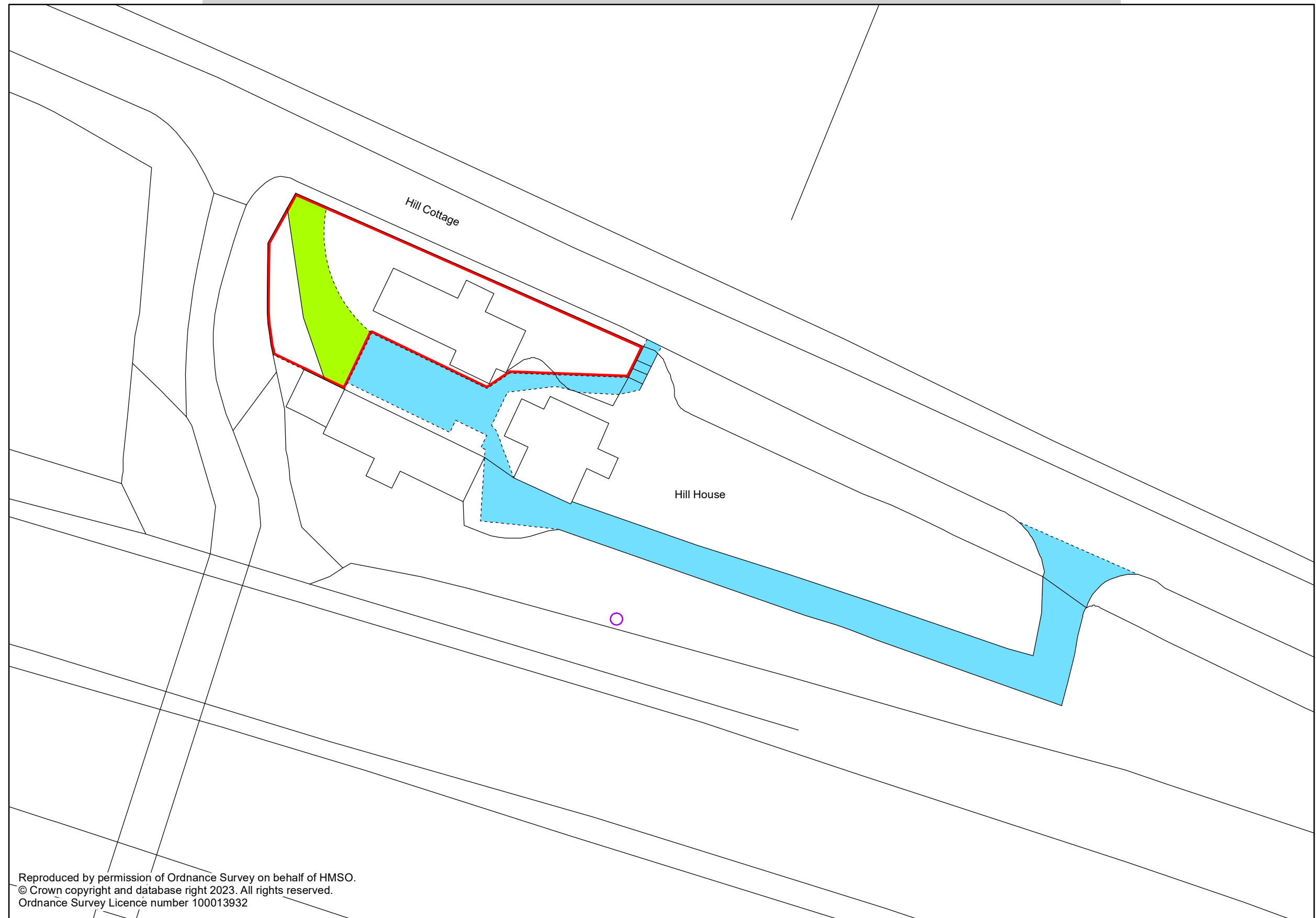
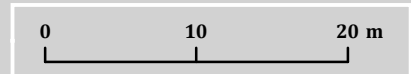
Northing: **568,692**

Scale:

1:500

Paper Size:

A3



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.

Access: The extent of the property is edged in red. The blue and green areas are rights of access.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: F

Services: Hill Cottage is serviced by mains water, electricity, shared septic tank 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. 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. 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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