



Stoneybridge Cottage, Gretna

Offers Over **£160,000**



Stoneybridge Cottage

Gretna, Dumfriesshire, DG16

- Three bedroom traditional cottage
- Front door porch and garden area
- Recently refurbished throughout with new kitchen and bathroom
- Oil central heating
- Shared rear yard
- Detached outbuilding with pitched roof and chimney stack
- Scope to convert outbuilding or demolish for a private garden area
- Situated just outside the historic town of Gretna with excellent transport links

Three bedroom semi-detached linked cottage which has been refurbished internally with shared common area for parking situated within a short drive from the historic town of Gretna and M74.

Council Tax band: C

Tenure: Freehold

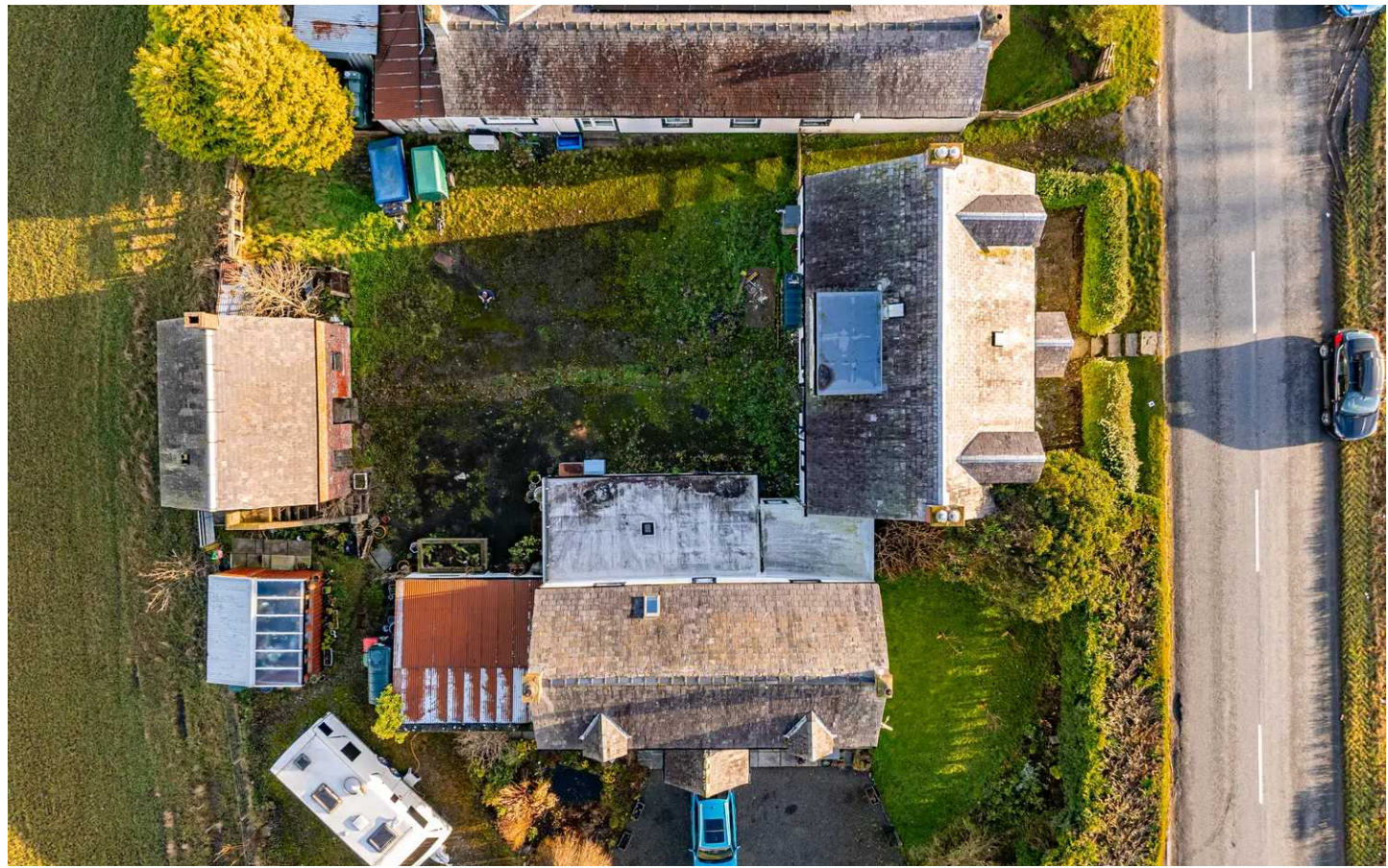


The Accommodation

Stoneybridge Cottage is a little gem just outside the historic town of Gretna. This two/three bedroom traditional cottage has recently undergone a refurbishment and is looking fresher than ever. It just needs some new carpets to finish the look. The cottage is larger than expected with two reception rooms and a modern, fitted bathroom on each floor.

As you step through the front door, you'll be greeted by a porch that leads into the main hallway with doors off to each reception room and stairs to the first floor. One of the rooms on the ground floor would be perfect for a dining space or an additional bedroom. The main living room is the largest at the front of the house with the fireplaces currently being blocked off but scope to install a lovely woodburning stove.

The kitchen has been entirely redone with sleek countertops and modern appliances including integrated electric oven and hob, fridge/freezer and open spaces for white goods. The bathrooms have also been given a much-needed makeover, with a brand-new suite that will leave you feeling pampered and refreshed. The downstairs bathroom features a mains shower and upstairs featuring an electric shower over bath.



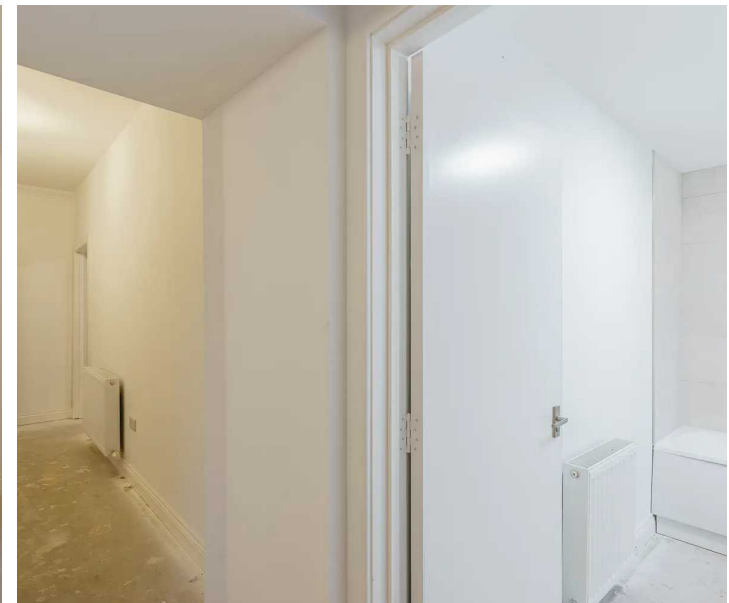
The cottage boasts two large double bedrooms upstairs with dormer windows, nice clean look with freshly painted walls and central heating radiators. There is a useful utility cupboard on the first floor landing as well as the second family bathroom.

Outback, you'll find a common area for the neighboring properties for parking and right to use. There is a small garden area to the front of the house protected by a large hedge.

There is a detached outbuilding with pitched roof and chimney stack which belongs to Stoneybridge Cottage which has recently been re-wired. Whether you're thinking of converting it into an extra living space, a home office, or maybe even tearing it down to create a private garden area - the choice is yours.

The location of this cottage is truly ideal. Just a short distance from the historic town of Gretna, you'll have easy access to all the amenities you need. And with excellent transport links nearby, you can easily hop on a train or jump on the motorway to explore the surrounding areas.

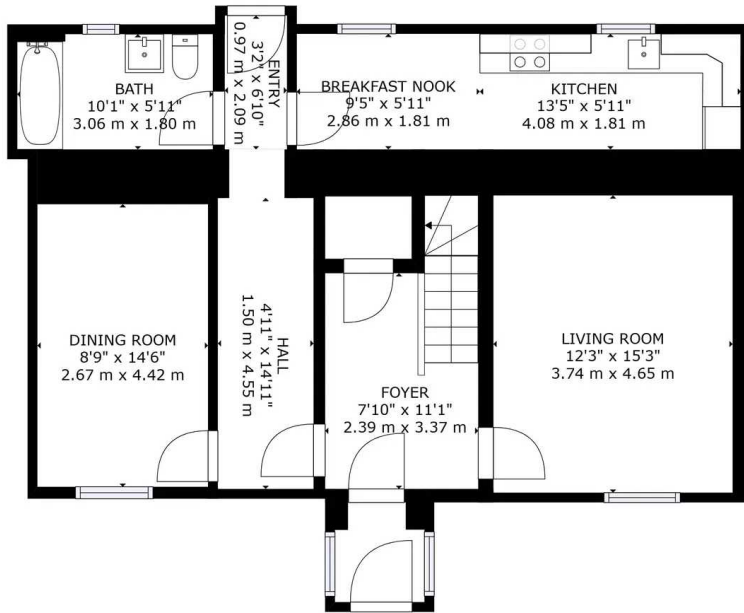
Overall, this three bedroom cottage is a little slice of country living just waiting for someone to make it their own. With its recent refurbishment, charming features, and potential for a private garden or extra living space, this property is a real steal. So, come on down and check it out - don't miss out on this incredible opportunity to call this cottage your home.





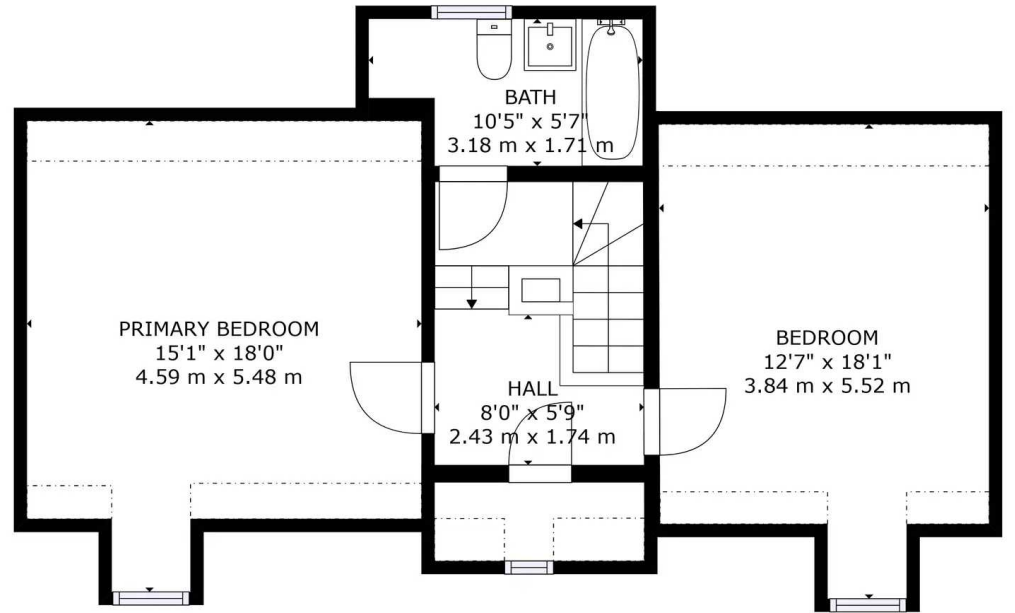






GROSS INTERNAL AREA
 FLOOR 1: 872 sq. ft, 81 m², FLOOR 2: 548 sq. ft, 51 m²
 EXCLUDED AREAS: - REDUCED HEADROOM BELOW 1.5M: 81 sq. ft, 8 m²
 TOTAL: 1419 sq. ft, 132 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 2

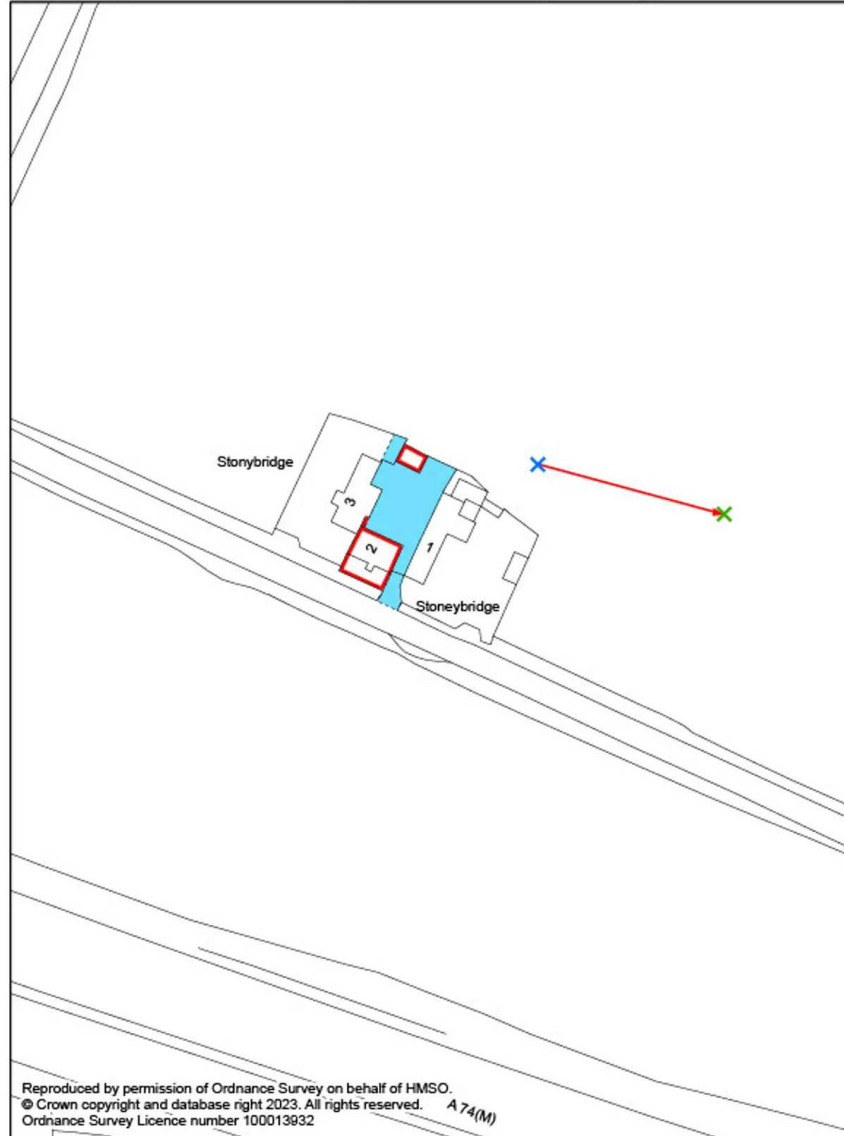
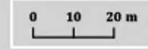




Reference: 1055286/ACM
Version: 3.0
Date: October 2023

Co-ordinates at Centre:
Easting: 331,003
Northing: 568,883

Scale:
1:1,250
Paper Size:
A4



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 areas are shared in common with neighbouring properties.

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

EPC Rating: F

Services: Stoneybridge 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: McJerrow and Stevenson

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 and Instagram on @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: Fisher Financial Associates– arrangement of mortgage & o



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The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

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