



Thornlea Manse Crescent, Brydekirk

Offers Over £220,000



Thornlea Manse Crescent

Brydekirk, Annan

- Large detached bungalow
- Elevated situation
- Single garage
- Low maintenance garden

Thornlea is a spacious 3 bedroom bungalow offering flexible accommodation with detached single garage. The house would benefit from some cosmetic modernisation but offers a low maintenance garden and sits in a delightful elevated situation.

Council Tax band: E

Tenure: Freehold





Thornlea Manse Crescent

Brydekirk, Annan

Located in the village of Brydekirk, 3 miles from the market town of Annan, Thornlea is a lovely detached 3 bedroom bungalow enjoying an elevated and peaceful situation overlooking the village and the River Annan. The house would benefit from some internal modernisation.

Thornlea

Upon entering through the front door, the central hallway gives access to all rooms. To the right is the kitchen fitted with wooden base and wall units and breakfast bar dining are. The kitchen includes an integrated hob, oven, microwave, deep fat fryer and dishwasher. Beyond the kitchen us a useful utility room with back door to the garden.

Across the hallway is a good size dining room with double doors to the sitting room with feature stone built open fireplace and a sun room beyond. Returning to the central hallway there are 3 good size double bedrooms, the principal of which benefits from an en-suite shower room with shower, WC and basin. Bedrooms 2 and 3 both feature built-in cupboards and a large family bathroom with bath, WC, Bidet and basin, completes the accommodation.

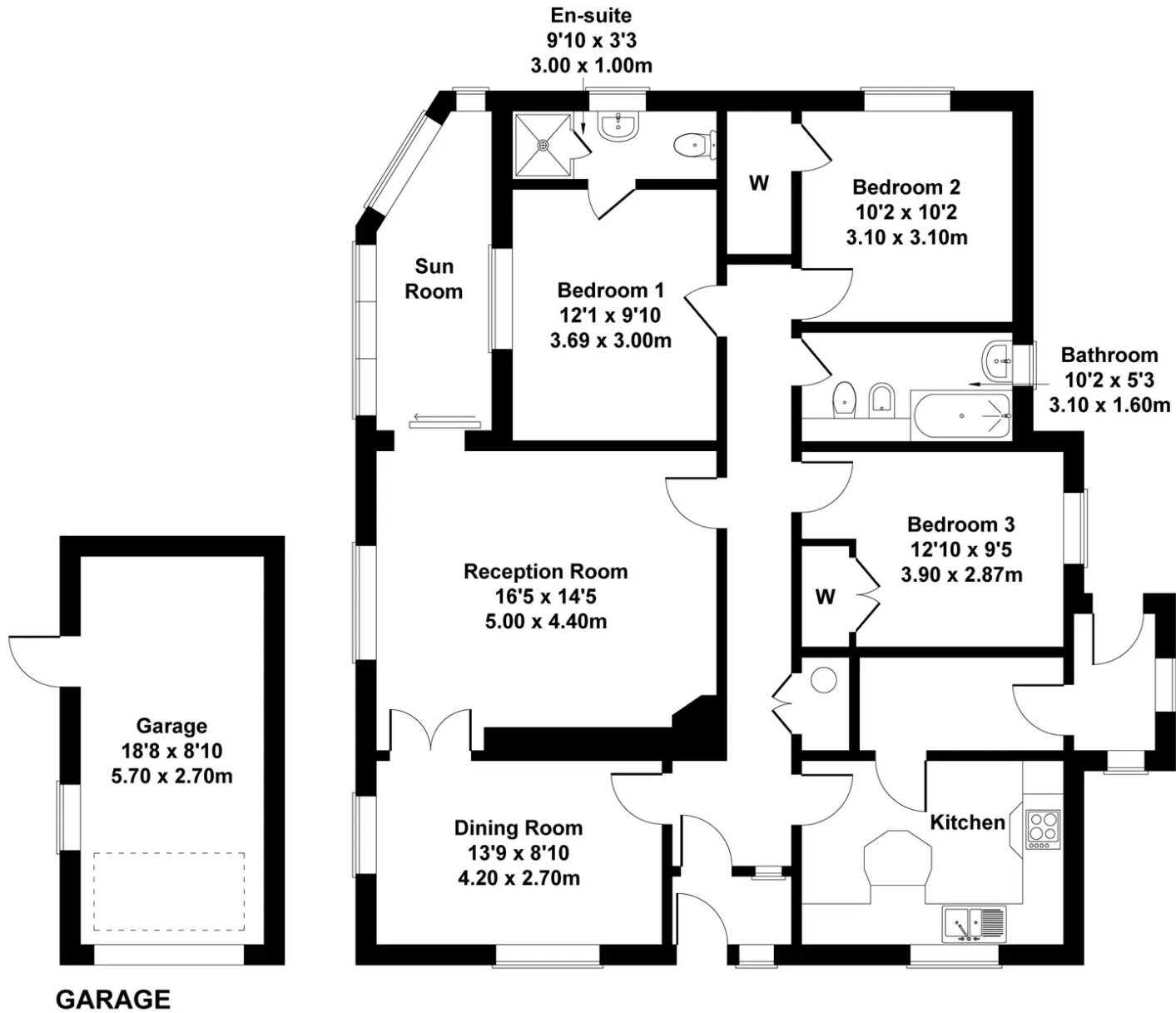
Externally, the wrap-around garden is low maintenance, principally with paving and gravel surrounding the planting. There is an enclosed, sun-trap, courtyard to the rear of the garage, ideal for summer bbq's. The house benefits from ample off-street parking.





Thornlea

Approximate Gross Internal Area
1475 sq ft - 137 sq m



Not to Scale.
For Illustrative Purposes Only.

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: Oil central heating, mains water, mains drainage.

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 in Council Tax Band E.

Solicitors: Cullen Kilshaw, Annan

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).

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

