



Three bedroom detached bungalow for sale
Hamilton Lee, Redkirk, DG16 5EY

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Property Details

Hamilton Lee, Redkirk, DG16 5EY

Offers over
£285,000

Description

Three bedroom detached bungalow with flexible accommodation situated in a rural, yet pleasant hamlet with large garden and driveway.

Selling Agents

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





KEY FEATURES

- Spacious three bedroom bungalow
- Open plan living/dining room with patio doors to rear garden
- Modern kitchen with integrated cooking appliances
- Modern bathroom with bath and large walk-in shower cubicle
- Large driveway and integrated garage
- Oil fired central heating
- Large rear garden with superb views of the countryside and Solway Firth
- Situated in a pleasant, rural hamlet a mile from Gretna
- No chain

Situation

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.



Hamilton Lee is a spacious three bedroom bungalow situated in a pleasant, rural hamlet a mile from the Border town of Gretna. The bungalow offers generous accommodation inside and out, including open plan living/dining room, extensive driveway and integrated garage. The property would suit buyers looking for a quiet lifestyle within driving or walking distance of local amenities.

The Accommodation

Upon entering the front door the entrance hall features a large storage cupboard with doors giving access to the rest of the accommodation. The living room is open plan with ample room for a large dining table, patio doors to the rear garden and patio and the living space itself benefits from an open fire currently with scope for the installation of a woodburning stove subject to consents.



The modern kitchen enjoys pleasant views of the garden and surrounding countryside and is complete with integrated double oven, electric hob, dishwasher and plenty of floor and wall storage cabinets. The kitchen flows to the utility room with easy access to the back garden. The utility room which houses the boiler benefits from additional plumbing and storage units.

The property boasts three, generous double bedrooms with the master bedroom complete with built-in wardrobes. The family bathroom was renovated approximately 4/5 years ago complete with vinyl flooring and complimentary shower boarding, and features both a bath and walk-in mains shower, w.c and white hand basin with fitted vanity unit.



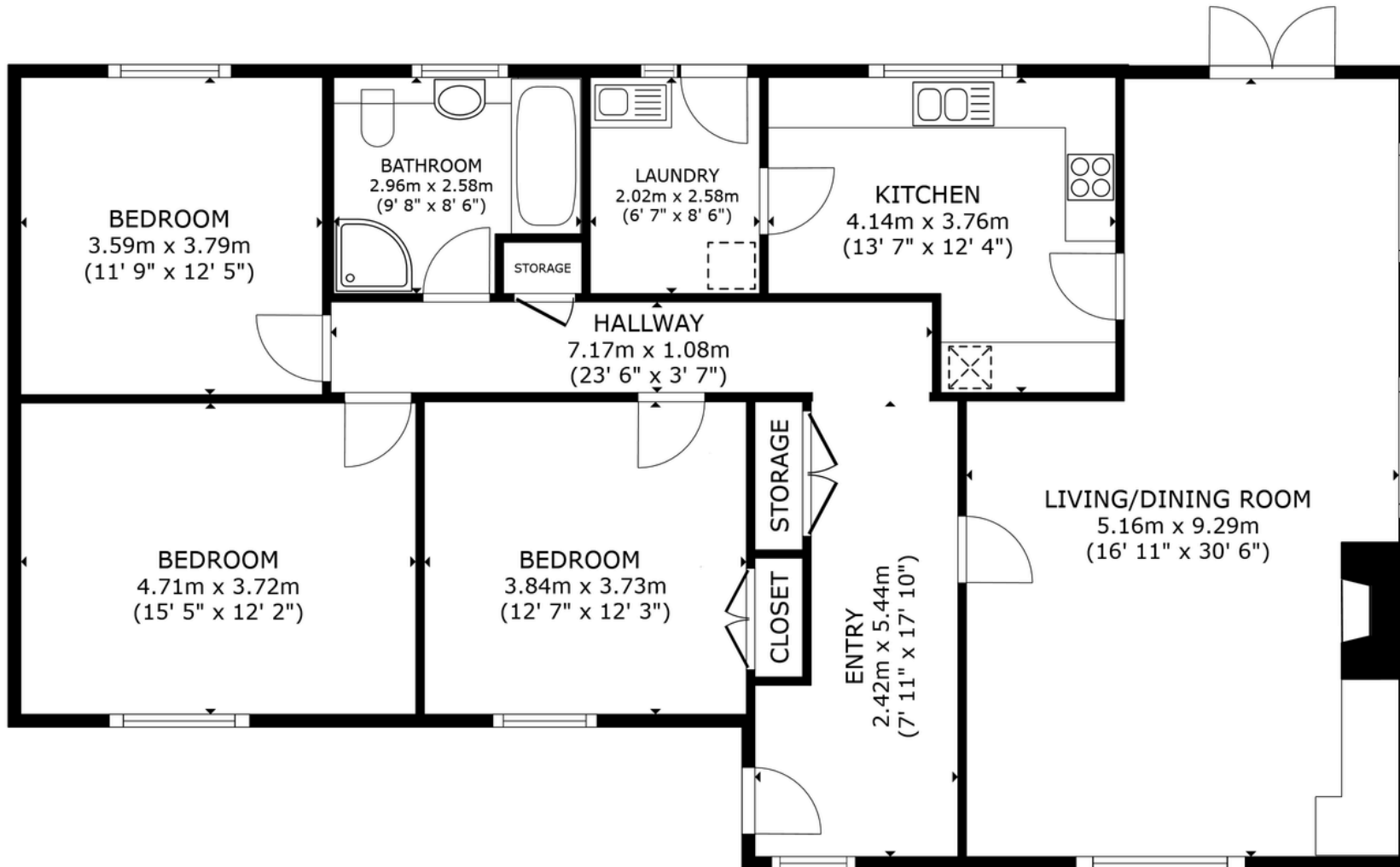
The hallway provides access to a well insulated loft which is partially boarded. Hamilton Lee also benefits from an integrated single garage with water and electric power, perfect for storage or additional parking. There is also a rear door for easy access to and from the garden.

Externally Hamilton Lee boasts an extensive driveway which can easily fit at least four vehicles and at the back of the house a large garden, principally laid to grass with mature planting and shrubbery. The property enjoys lovely views of the countryside and Solway Firth with walking and cycling routes to the estuary and nearby villages.









FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 137.9 m² (1,484 sq.ft.)
 TOTAL : 137.9 m² (1,484 sq.ft.)
 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. An application has been made for probate and this is expected to be granted soon.

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

Broadband: Superfast

Services: Hamilton Lee is serviced by mains water, mains electricity, private drainage and oil fired 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 F.

Solicitors:

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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Lakeside Townfoot Longtown
Carlisle CA6 5LY

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