



Three bedroom, semi-detached cottage for sale  
Merton Bank, Lochmaben, DG11 1QJ

[www.cdrural.co.uk](http://www.cdrural.co.uk) | T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

## Property Details

Merton Bank, Lochmaben, DG11 1QJ

Guide Price  
£275,000

### Description

Three bedroom, semi-detached, traditional cottage with paddock and stable block situated in the popular town of Lochmaben.

### Selling Agents

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





## KEY FEATURES

- Spacious and versatile three bedroom, semi-detached cottage
- Two reception rooms with traditional and gas fires
- Spacious living room with bay window, open fire and sliding patio doors to garden
- Kitchen with integrated cooking facilities, space for white goods and dining area
- Gas central heating with combi boiler
- Excellent store room with electricity and plumbing
- Parking for two vehicles
- Grazing paddock and stables
- Situated on a pleasant, private road in the lovely town of Lochmaben

Merton Bank is a traditional, semi-detached cottage situated in the heart of the desirable town of Lochmaben. Located on a private road, the cottage boasts three bedrooms, two reception rooms, two bathrooms, generous kitchen/dining, garden and parking for two vehicles.



## The Accommodation

The front door welcomes you to a spacious hallway with doors off to the main reception room and kitchen. The main reception room features large, bay windows flooding the room with light, an open fire with scope for installing a woodburning stove and patio doors to the rear garden. On the other side of the cottage is an excellent kitchen with a range of solid wall and base cabinets and space for various white goods, tiled flooring, integrated electric oven and grill, electric hob, 1 and half bowl drainer sink and ample room for a dining table.

There is a small porch with door to access the front of the cottage. Off the kitchen is a second reception room or dining room. The room features another lovely bay window and original wooden flooring. There is a gas fire but we believe this has been disconnected.



There are three double bedrooms with the largest benefiting from fitted wardrobes and a walk in w.c with wash hand basin. The family bathroom located at the end of the hall includes a corner bath with mains shower with rainwater head, tiled splashback, w.c and wash hand basin.

The property benefits from gas mains central heating and double glazed windows throughout.

Outside there is parking for two vehicles to the front of the property. There is a decent sized garden accessed from the side of the house and bordered with a concrete wall which wraps around the cottage and there is a separate store room which would make a useful workshop or log store.

The cottage includes a grazing paddock and stable block with direct access to the field.



## Situation

The cottage is situated in the centre of Lochmaben, conveniently situated within walking distance of local shops, primary school, golf course and the lochs. There is a regular bus service to Dumfries and Lockerbie. The town of Lockerbie is located just off the M74 and there is a railway service for travelling North or South.

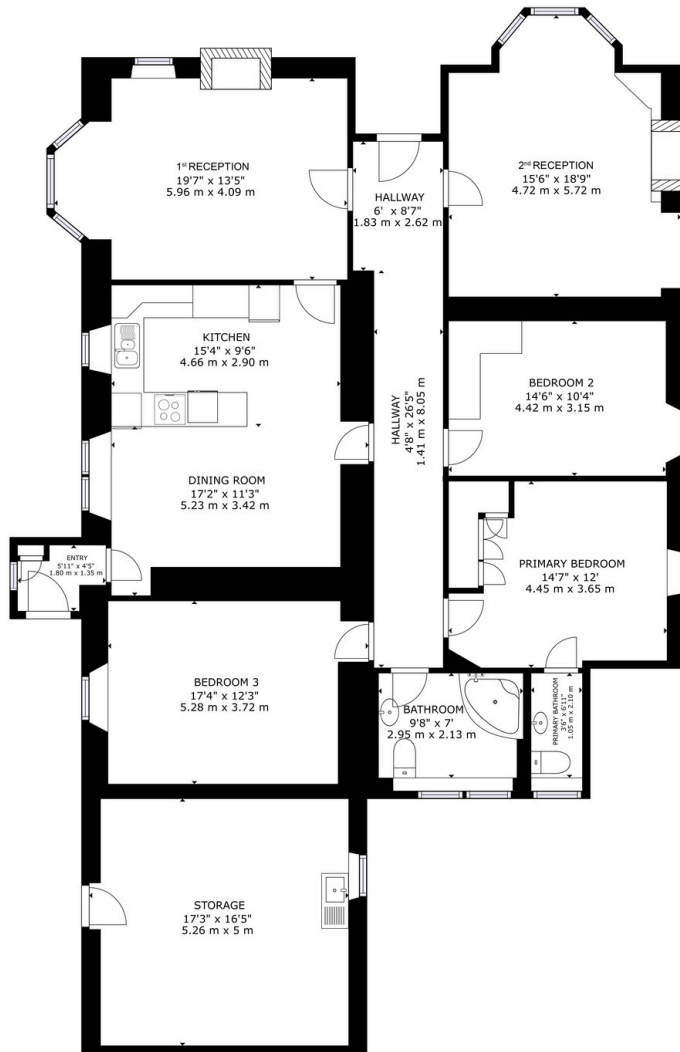
## What 3 Words

///eyepieces.judges.circular









GROSS INTERNAL AREA  
 FLOOR 1: 2171 sq ft, 201.67 m<sup>2</sup>  
 TOTAL: 2171 sq ft, 201.67 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.

**Access:** Private road pedestrian and vehicular access.

**EPC Rating:** D

**Broadband:** Speeds average 61mbs (download)

**Services:** Merton Bank is serviced by mains water, electricity, shared septic tank located in field and gas 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 E.

**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](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: Fisher Financial Associates—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.



Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

- The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
- 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.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
- No person in the employment of C & D Rural has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Rural or the Vendors/Lessors of this property.