



NO'1 HAZEL NEUK

Hightae, Lockerbie, DG11 1JN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Hightae

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Lochmaben 2.5 miles, Lockerbie 4.5 miles, Dumfries 10 miles, Carlisle 29 miles, Glasgow 75 miles, Edinburgh 78 miles

A THOROUGHLY CHARMING SEMI-BUNGALOW COTTAGE SITUATED WITHIN THE PRETTY VILLAGE OF HIGHTAE IN DUMFRIES & GALLOWAY

- EXTREMELY WELL PRESENTED, BRIGHT AND SPACIOUS THREE BEDROOM COTTAGE
- LOVELY LANDSCAPED GARDEN GROUNDS
- SUMMER HOUSE AND DETACHED SINGLE GARAGE
- WITHIN CLOSE PROXIMITY TO LOCAL SERVICES
- CONVENIENTLY LOCATED CLOSE TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Amy Orr
Brazenall & Orr
104 Irish Street
Dumfries
DG1
Tel: 01387 255695



THREAVE RURAL

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SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

No' 1 Hazel Neuk occupies a central position within the pretty village of Hightae and within an easy driving distance of local services and major commuting networks.

No' 1 Hazel Neuk a well-presented home which has been well-maintained over the years and more recently, been fitted with new carpets. There are garden grounds to the front and rear which are made up of lawns, raised beds and flowering borders. The garden to the rear is completely enclosed with timber fences making this a safe haven for children and pets. In addition, there is a pretty summerhouse and a paved patio complimenting the enjoyment of the garden throughout the summer months. Situated to the rear is a single garage providing off-road parking along with additional parking spaces for two cars, which is accessed via Greenhill Road.

Hightae lies close to the River Annan, only 10 minutes from the M74 at Lockerbie and is a bit of a hidden gem with the surrounding countryside offering an abundance of footpaths (the Annandale Way opened late 2009), river walks and quiet country lanes and is great for cycling. Hightae has a local primary school and a village hall where various community activities take place.

A range of local services can be found at nearby Lochmaben, just over two miles distant, where there are shops, a post office, chemist, a number of cafes and take-away food shops, a primary school, doctors surgery, etc. As its name suggests, Lochmaben has no fewer than three small lochs surrounding it, giving an opportunity to enjoy wildlife, fishing and sailing. Coarse fishing is available on all three lochs and, in addition to a sailing club, there is also a bowling club, a tennis club and an 18-hole golf course that welcomes visitors.

Lochmaben is a good centre for walkers with eight miles of scenic paths surrounding it. For cyclists, there is a good network of quiet minor roads running through the beautiful Dumfriesshire countryside, linking a series of small villages and other small towns. Lochmaben is also close to the world-class 7Stanes Mountain Biking Trails and the Forests of Ae and Mabie. Lockerbie, about 4.5 miles from the property, has a wider range of services including Lockerbie train station which runs a wide range of services both north and south.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

As indicated on the location plan which form part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for No' 1 Hazel Neuk are sought **in excess of: £230,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

No' 1 Hazel Neuk is of traditional construction set under a slated roof. The accommodation is arranged over a single floor providing comfortable living accommodation. The property in more detail briefly comprises:

- **Central Hallway**
- **Lounge**
A spacious and bright family room with double aspect windows and an inset gas fire (bottled gas).
- **Double Bedroom 1 (En-Suite)**
With fitted wardrobes to one wall, window to the side and an en-suite off which benefits from a shower, WC & WHB.



- **Family Bathroom**
With a genuine jacuzzi bath / shower combination, WC & WHB set in a modern vanity unit.
- **Double Bedroom 2**
With fitted wardrobes to one wall, window to the rear.
- **Double Bedroom 3**
With a window to the side.





- **Kitchen**
With a good range of fitted floor and wall units incorporating an integrated fridge freezer. There is a window to the side.
- **Utility Room**
With base units, plumbed for white goods.

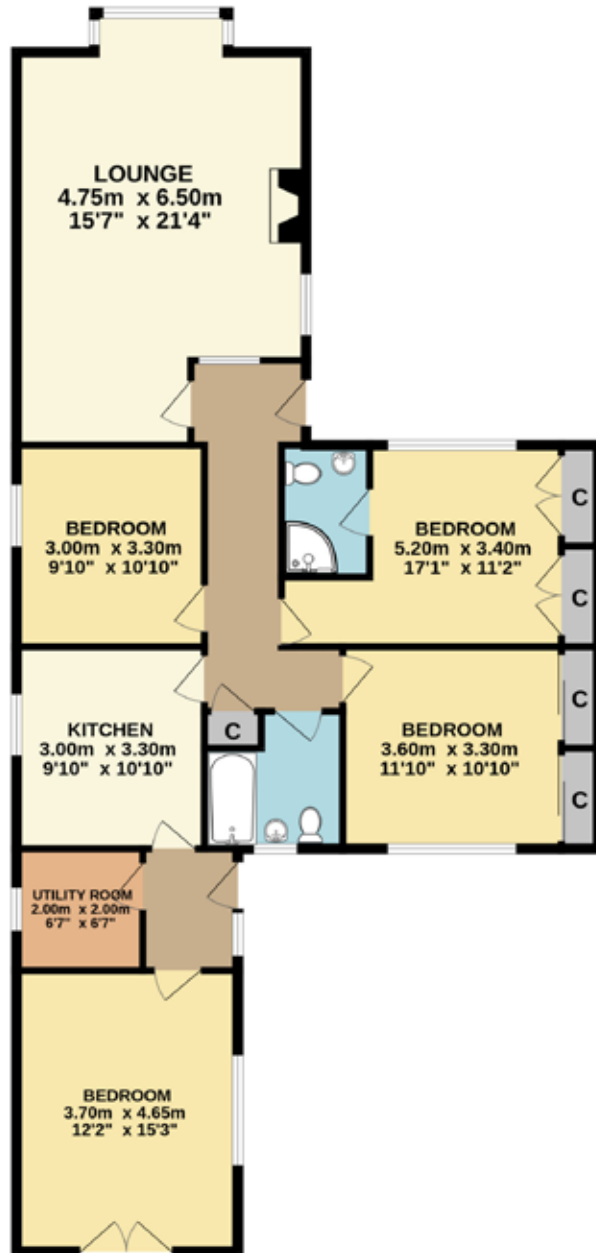


- **Sunroom**
With a picture window to the side and patio doors opening into the garden grounds.

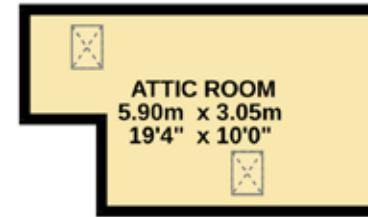


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Attic Space**

The attic is accessed via a Ramsay ladder which also has new carpet, new sockets & lighting which at present provides a useful storage space, however, there could be some development potential to convert this into further living space. Any interested party wishing to pursue this would need to make their own enquiries with the regional council.

A floor plan is contained within these particulars depicting the layout and dimensions of the property, to include the attic.



SERVICES

| Water | Drainage | Electricity | Heating | Council Tax | EPC |
|-------|----------|-------------|------------------------------|-------------|-----|
| Mains | Mains | Mains | Oil / Gas Fire (bottled gas) | C | E |

OUTSIDE

As mentioned earlier, there are garden grounds to the front and rear of the property which have been carefully landscaped to incorporate a pretty summer house, flowering borders and. a paved patio provides the perfect area for alfresco dining or family and social entertaining.

HOME REPORT

A home report can be made available by contacting the sole selling agents, Threave Rural, or can be downloaded via our website: www.threaverural.co.uk

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Amy Orr, Brazenall & Orr** for a definitive list of burdens subject to which the property is sold.







APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard. The central heating boiler was serviced at the beginning of June 2024.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared July 2024

