



1 Carronbank Row, Carronbridge, DG3 5AX

Offers Over £135,000



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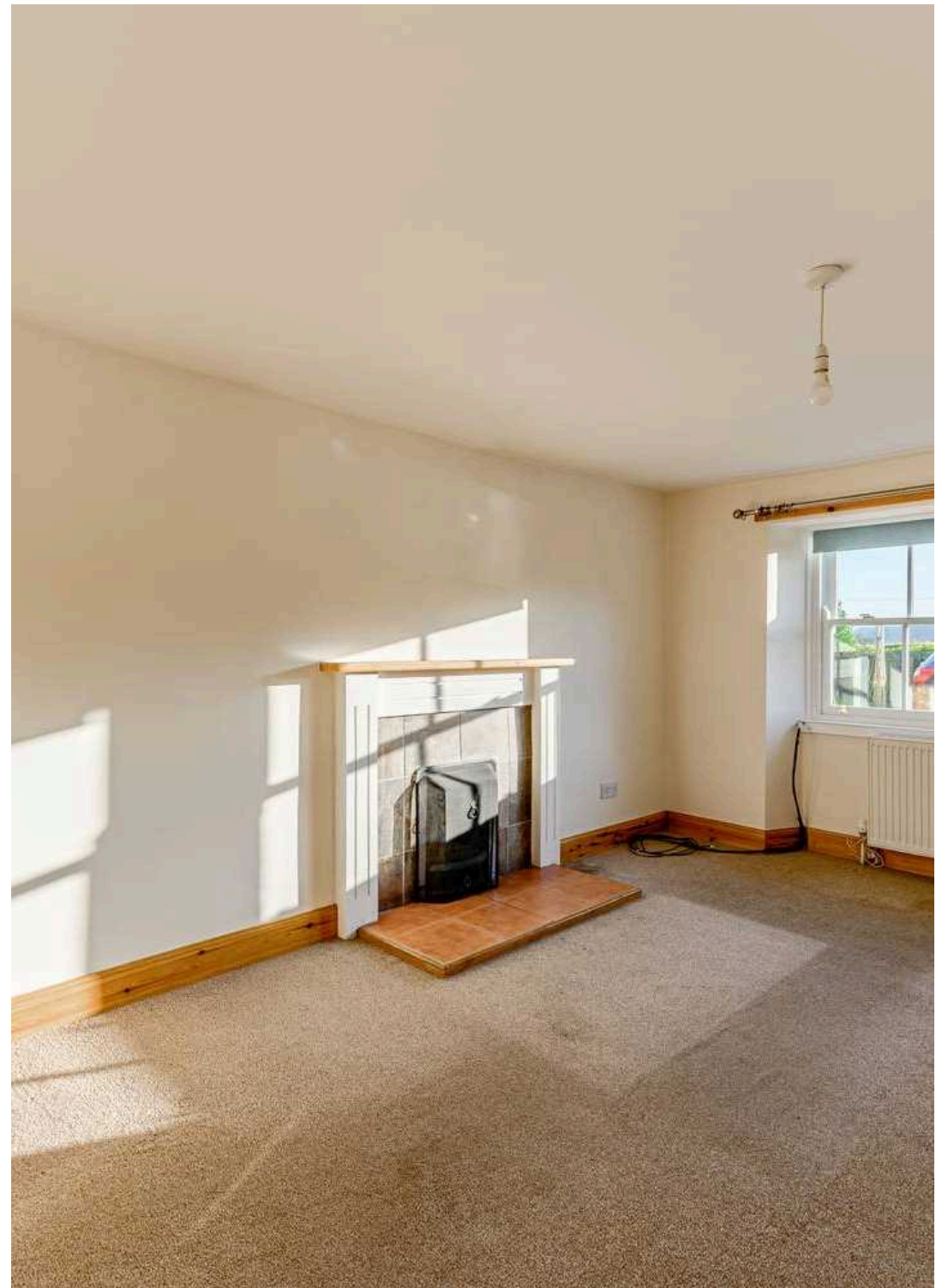
- Two bedroom terraced cottage
- Spacious and versatile accommodation
- Refurbished in 2007
- Oil central heating
- Front garden and off-street parking
- Situated in the pleasant village of Carronbridge
- Ideal for first time buyers or someone looking to downsize
- Convenient location with excellent transport links
- Private area of land with mature trees included in sale located on the hillside behind the property
- Conservation area

Two bedroom end-terraced cottage with off-street parking, garden and private land at the rear situated in the pleasant village of Carronbridge.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



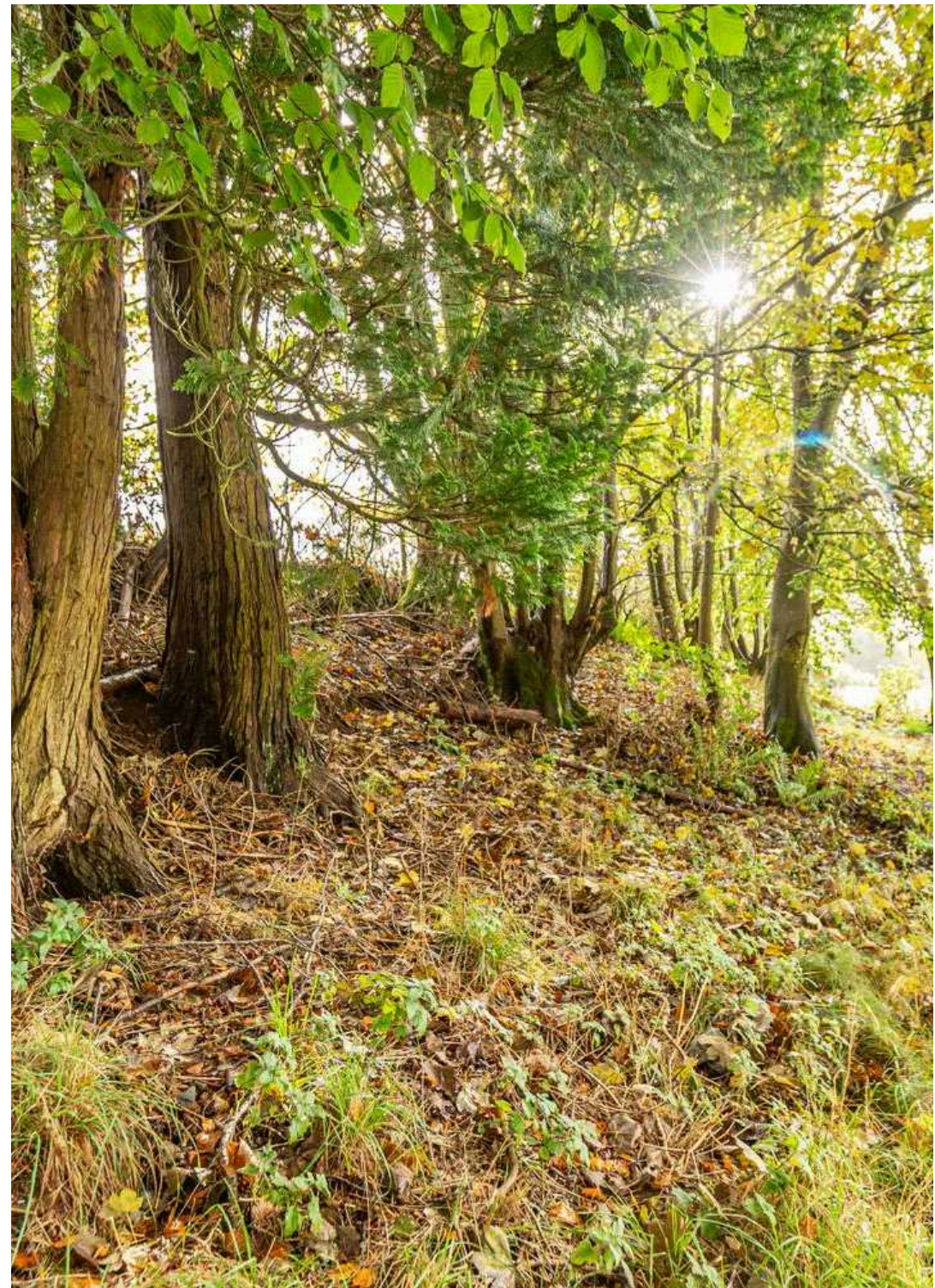
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An excellent opportunity to acquire an idyllic two bedroom, sandstone end-terraced cottage situated in the pleasant village of Carronbridge, within a few miles of a wide range of amenities in Thornhill. The property is complete with off-road parking and front garden. The property also features a small area of elevated land with mature trees located behind the cottage. The property is in fair condition throughout and briefly comprises of an entrance hallway, living room, kitchen, bathroom and two double bedrooms.

The Accommodation

The front door opens to a bright and welcoming tiled hallway with doors off to each room. The kitchen is located in the centre of the property, finished with good quality wall and floor units, white tile splashback, tiled floor, single bowl stainless steel drainer sink with mixer tap, space for white goods. The oil boiler is located in the corner of the kitchen and a back door provides access to the rear path and woodland. The living room is generous in size and features an open fire. The family bathroom is laid with the same tiling as the hallway and kitchen and is complete with WC, wash hand basin and bath with electric shower over. There are two double bedrooms at either side of the cottage with one of the rooms benefitting from a built-in storage cupboard.

Outside there is parking available and a front garden with timber shed. To the rear is a piece of land included as part of the sale with mature trees and lends itself to a variety of uses. The land is accessed from the side of the property and through an alley between the neighbouring property where there are also two traditional coal sheds. There is scope to extend the driveway for additional parking. There is a vehicular right of access from the main road. The property benefits from refurbishment back in 2007 including a new roof and double glazed windows in the style of timber sash. Given the suitability to first time buyers, investors or retirees, viewings are highly recommended to fully appreciate the accommodation on offer.



Situation

1 Carronbank is situated on the edge of Carronbridge which benefits from a well equipped village hall with wider services. Thornhill provides good local services in a picturesque village, Boutique Shops, Hotels, Library, Bank, Cafes, Pubs, Foods Stores, Health Centre, small Hospital, a Pharmacy and a Golf Course can all be found here. Thornhill is served by several bus services to Ayr, Dumfries, Glasgow and Edinburgh beyond. One of the key attractions of the village to prospective residents is the Wallace Academy Primary and Secondary School which is rated as one of the best State Schools in Southern Scotland. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.

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.

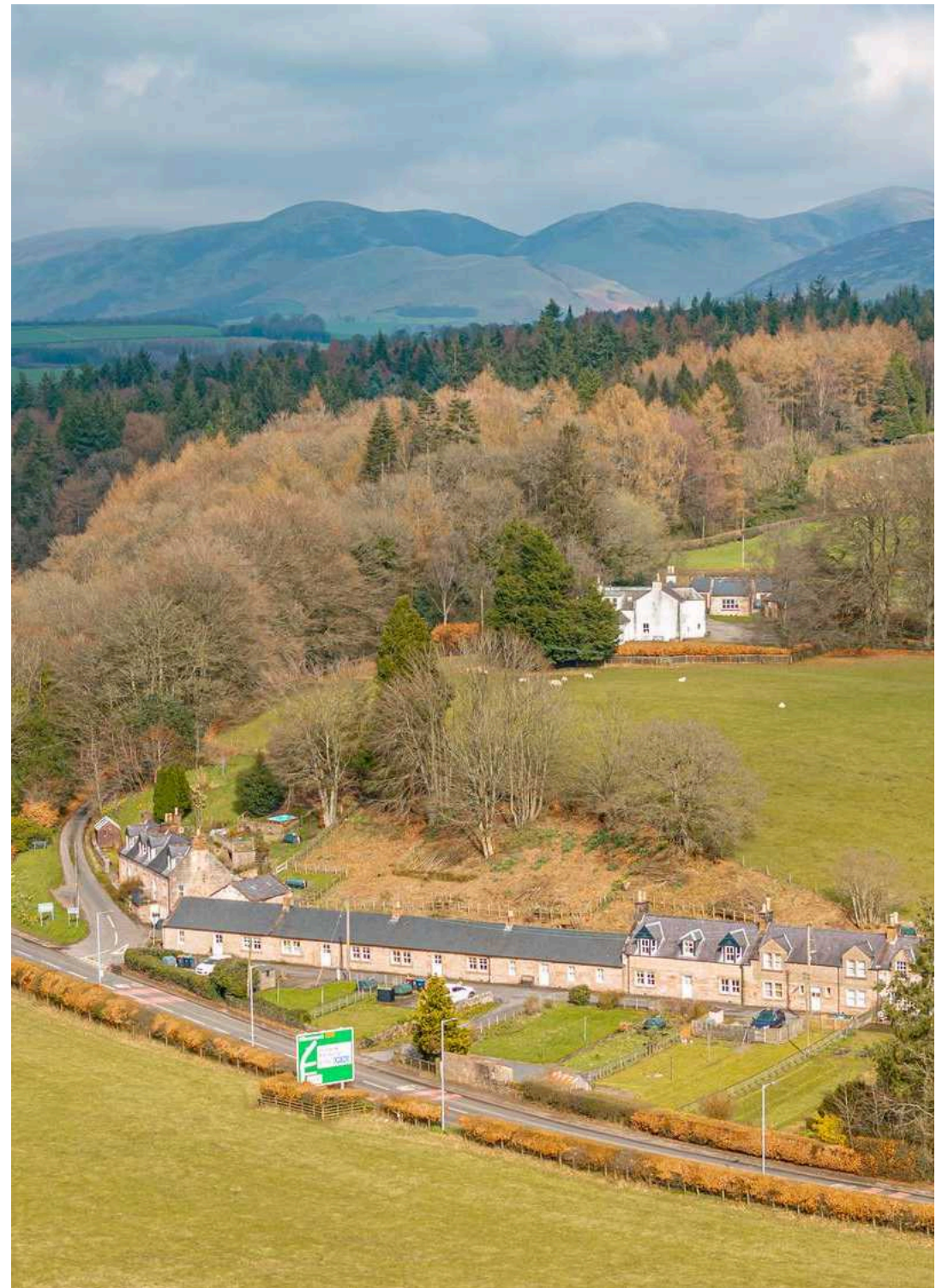
Planning: The property is located in a conservation area.

Broadband: Standard

Services: 1 Carronbank Row is serviced by mains water supply, mains electricity, mains drainage and oil central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band B.



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.

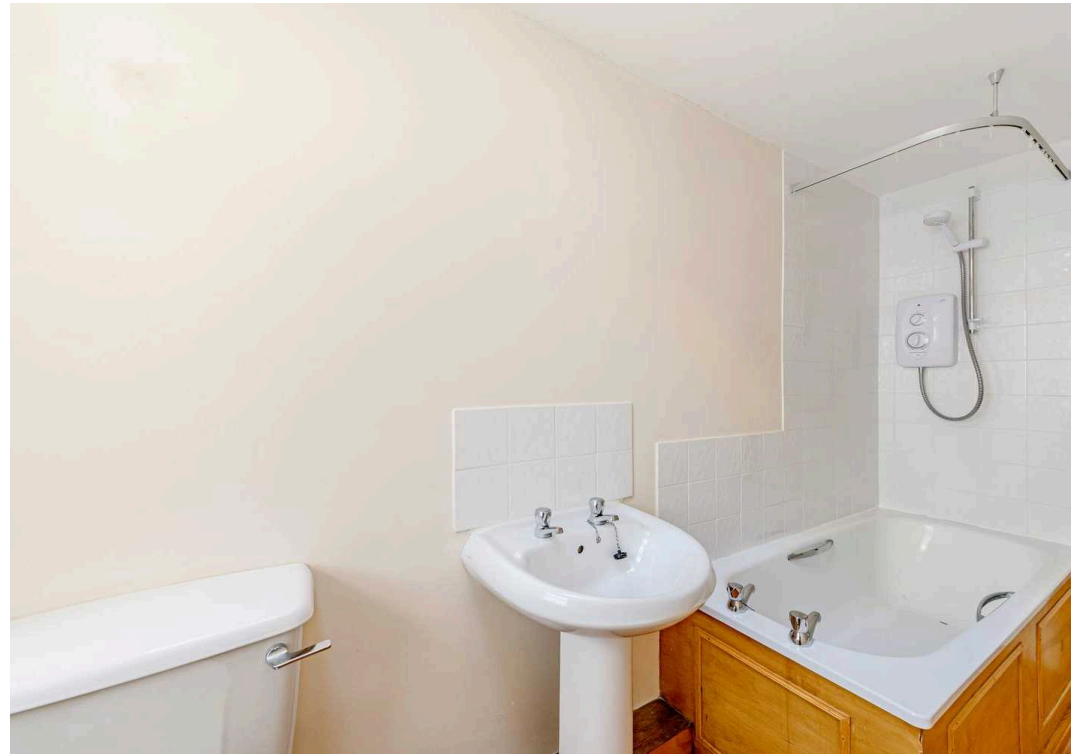
Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

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: 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.

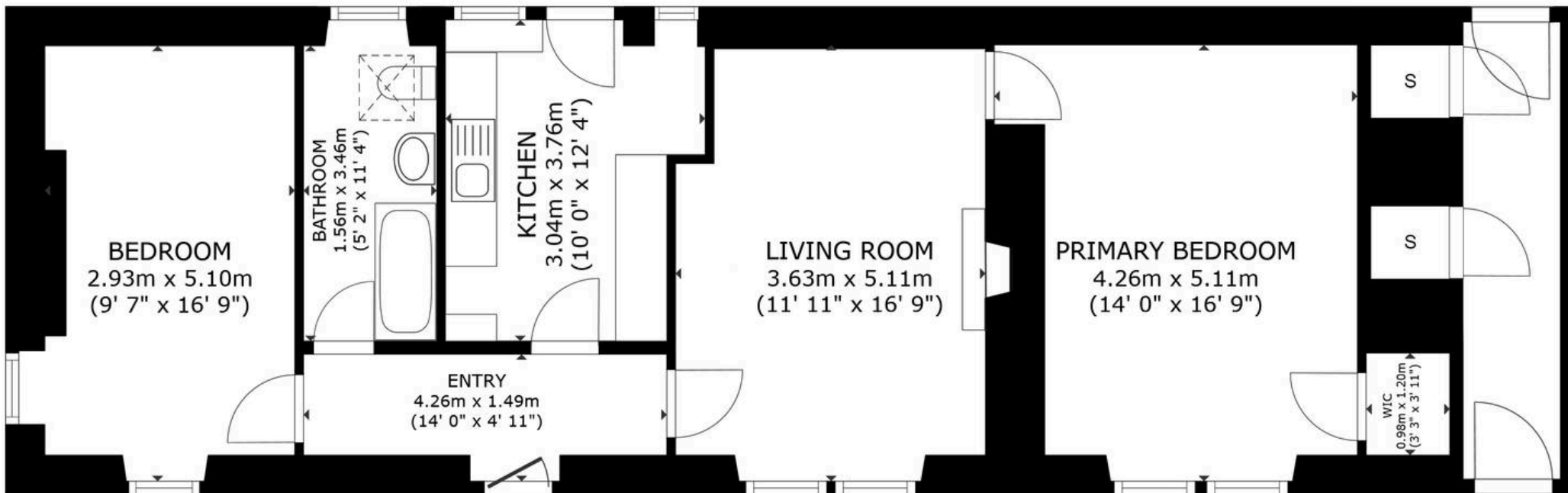








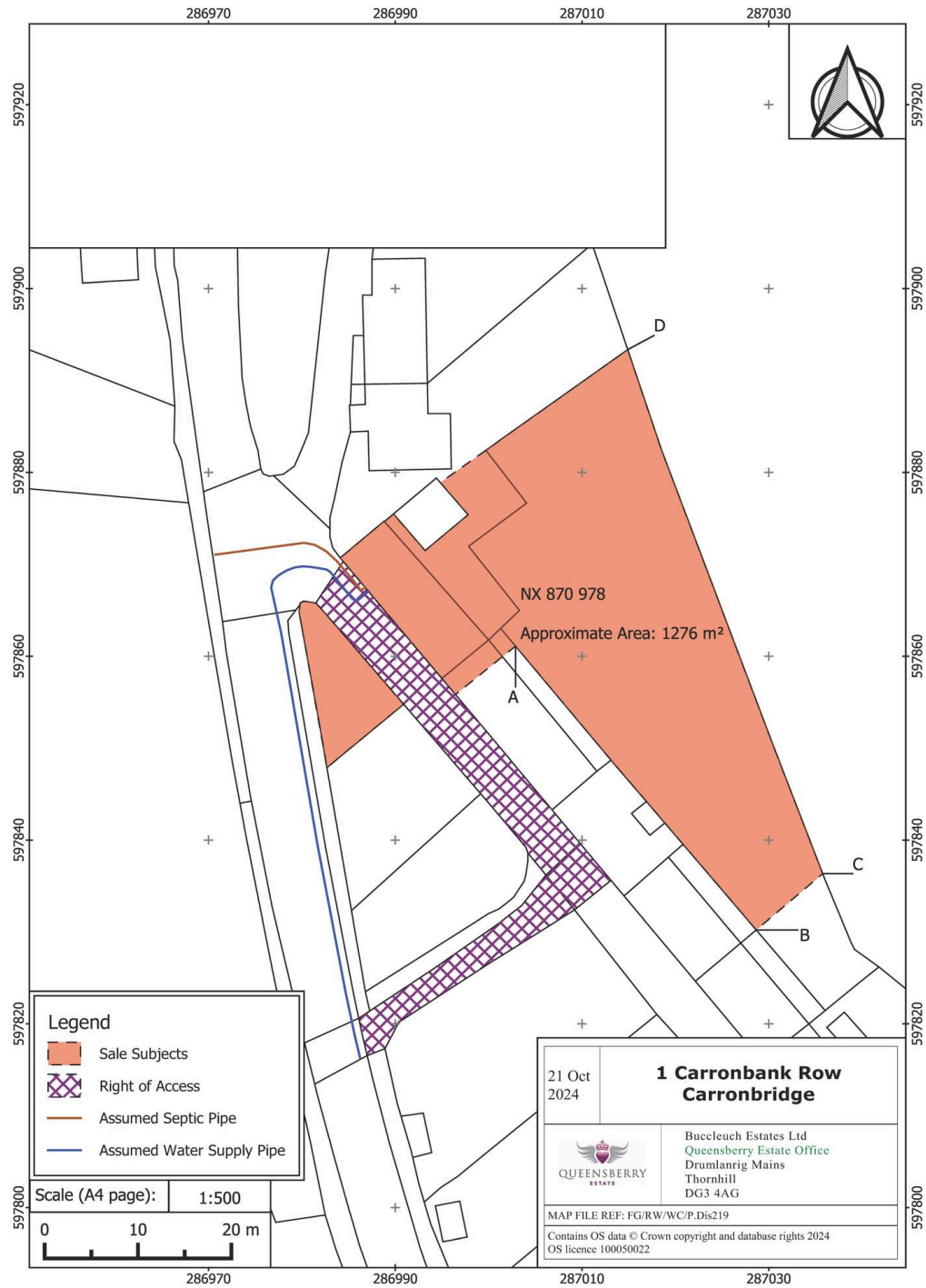




FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 80.5 m² (867 sq.ft.)
 TOTAL : 80.5 m² (867 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Legend

- Sale Subjects
- Right of Access
- Assumed Septic Pipe
- Assumed Water Supply Pipe

Scale (A4 page): 1:500

0 10 20 m

21 Oct 2024

**1 Carronbank Row
Carronbridge**


 Buceleuch Estates Ltd
 Queensberry Estate Office
 Drumlanrig Mains
 Thornhill
 DG3 4AG

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