



2 Railway Cottages, Ruthwell Station, DG1 4NY

Offers Over £340,000



2 Railway Cottages, Ruthwell Station, DG1 4NY

- 6 bedroom bungalow including attached annexe
- Annexe recently refurbished
- Large garden
- Solar PV panels and Air Source Heat Pumps to both parts of the property
- Single garage/workshop and off road parking
- An adaptable property in a commuter village location

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



2 Railway Cottages, Ruthwell Station, Dumfries, DG1 4NY

2 Railway Cottages is an attractive, versatile, single storey property, with an attached annexe, in a popular commuter village location with garage/workshop, off road parking, garden and outbuildings.

The Accommodation

The main property has a porch with plumbing for a washing machine. The galley style kitchen is well equipped with modern wall and floor units and a range style cooker run on LPG gas. Opposite the kitchen is a walk in pantry and storage area. The dining area has a log burning stove as does the living room which has a door out to a corridor giving access to the front door, a single bedroom (currently used as a craft room), a double bedroom and the bathroom. The bathroom has a bath with shower over, WC and wash basin. A further double bedroom and single bedroom complete the accommodation. There is a boarded out loft space with skylights installed. The floors are largely timber laminate.

The attached annexe (named Ailsa) has been fully restored by the current owners and includes a handmade kitchen, living room with log burning stove, two double bedrooms and a bathroom containing a bath, electric shower cubicle, WC and wash basin. New carpets and other floor coverings have been laid. It has been rewired with all new plumbing and radiators.

The annexe would be suitable for holiday/Airbnb uses, "granny annexe" or could easily be added to the main accommodation to make a larger single dwelling.



Externally, the property benefits from off road parking and a single garage, currently used as a workshop. There is a large garden to the rear with two greenhouses and a timber shed. A useful storage shed is found to the side of the annexe.

Situation

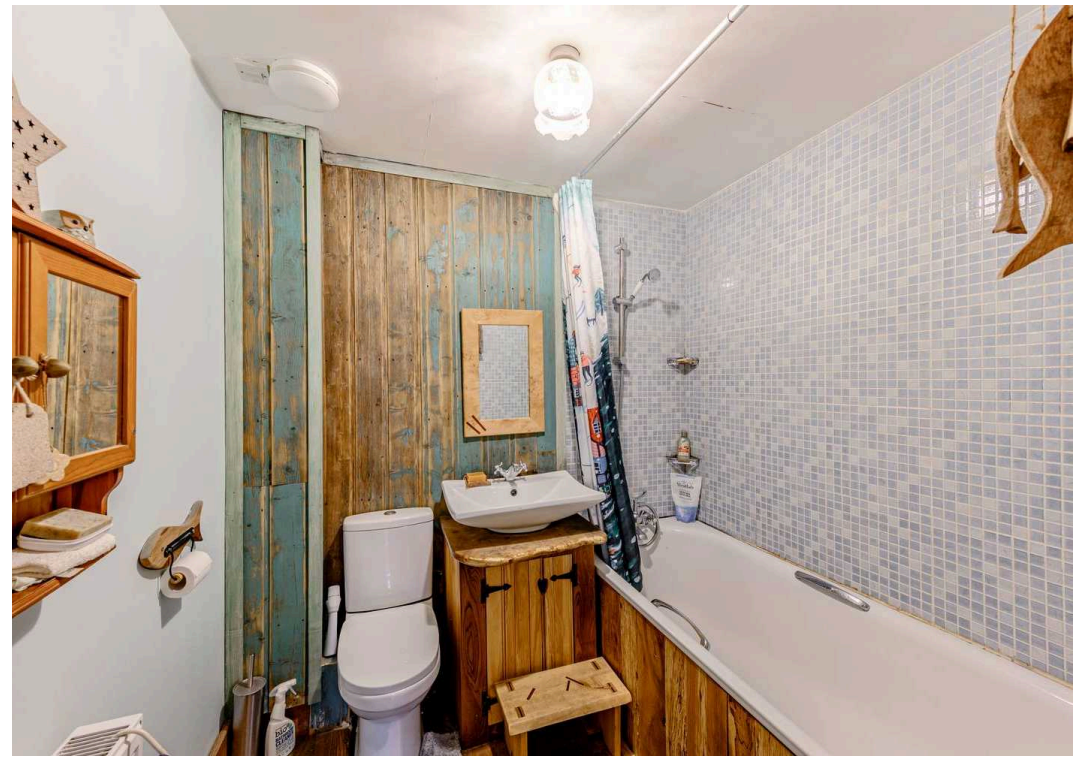
The property is located in the popular village of Ruthwell and is approached via a shared private access with joint repairing liabilities.

what3words: ///marbles.interview.birds

Ruthwell is a small village, lying roughly half way between Annan and Dumfries, with a rich history. The Ruthwell Cross is a celebrated 8th-century Anglo-Saxon cross located in Ruthwell Church. It is considered one of the finest examples of Anglo-Saxon stone carving in Britain.

Cummertrees Primary School is close by, with secondary schools in Dumfries, Annan and Lockerbie. Websites like School Guide and Locating can provide additional insights on ratings and reviews.

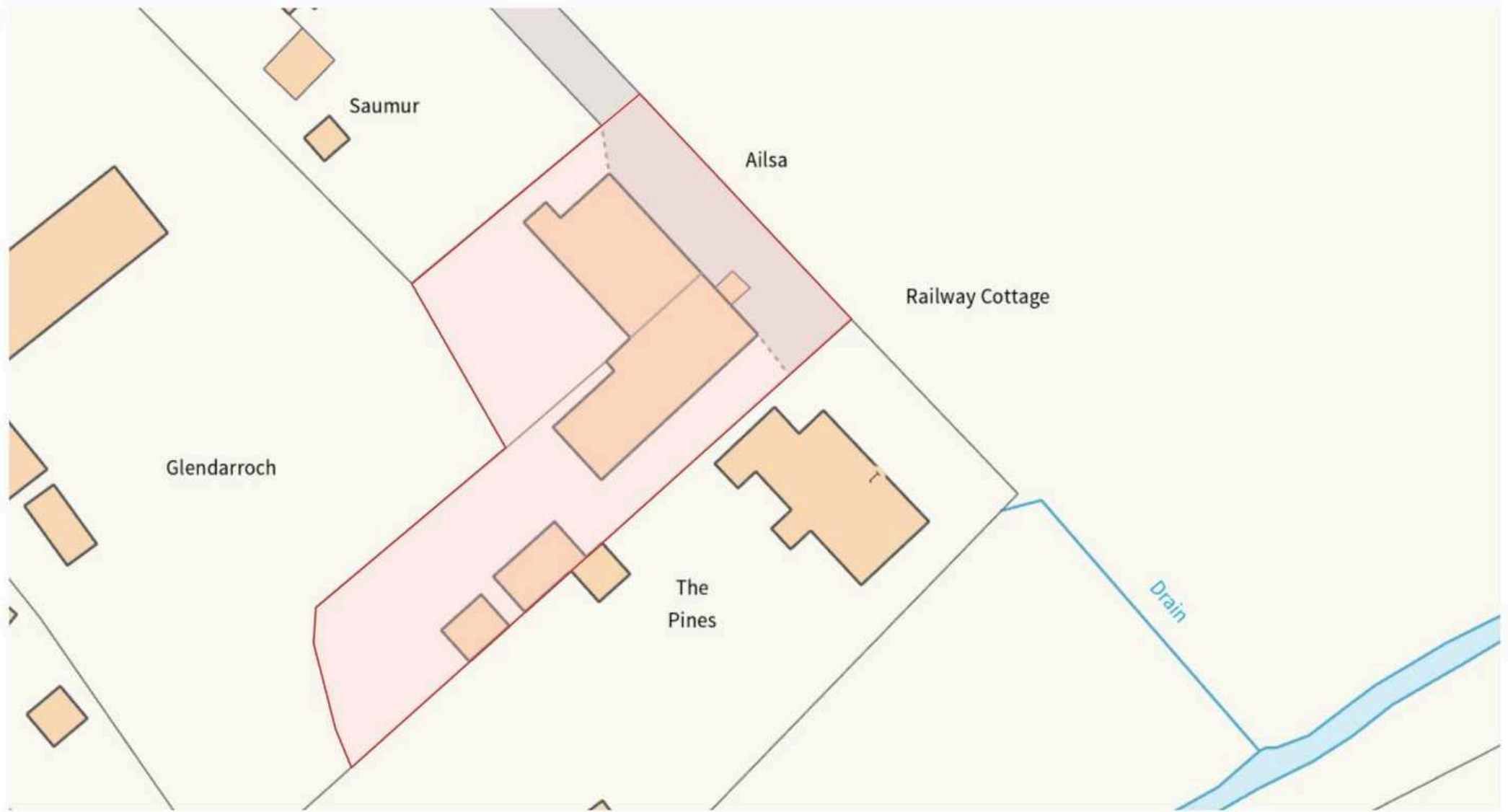








SALE PLAN



2 Railway Cottages 2

Approximate Gross Internal Area
2067 sq ft - 192 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

General Remarks & Stipulations

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: We are not aware of any planning applications associated with the property.

EPC Rating: B

Broadband: Fibre

Services: 2 Railway Cottages and Ailsa are serviced by mains water supply, mains electricity, solar PV panels, shared septic tank drainage (registered with SEPA) and air source heat pump 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. 2 Railway Cottages is in Council Tax Band D. Ailsa is in Council Tax Band C.

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 and Instagram on @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.



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