



East Roucan, Torthorwald, DG1 3QE

Offers Over £240,000



East Roucan

Torthorwald, Dumfries

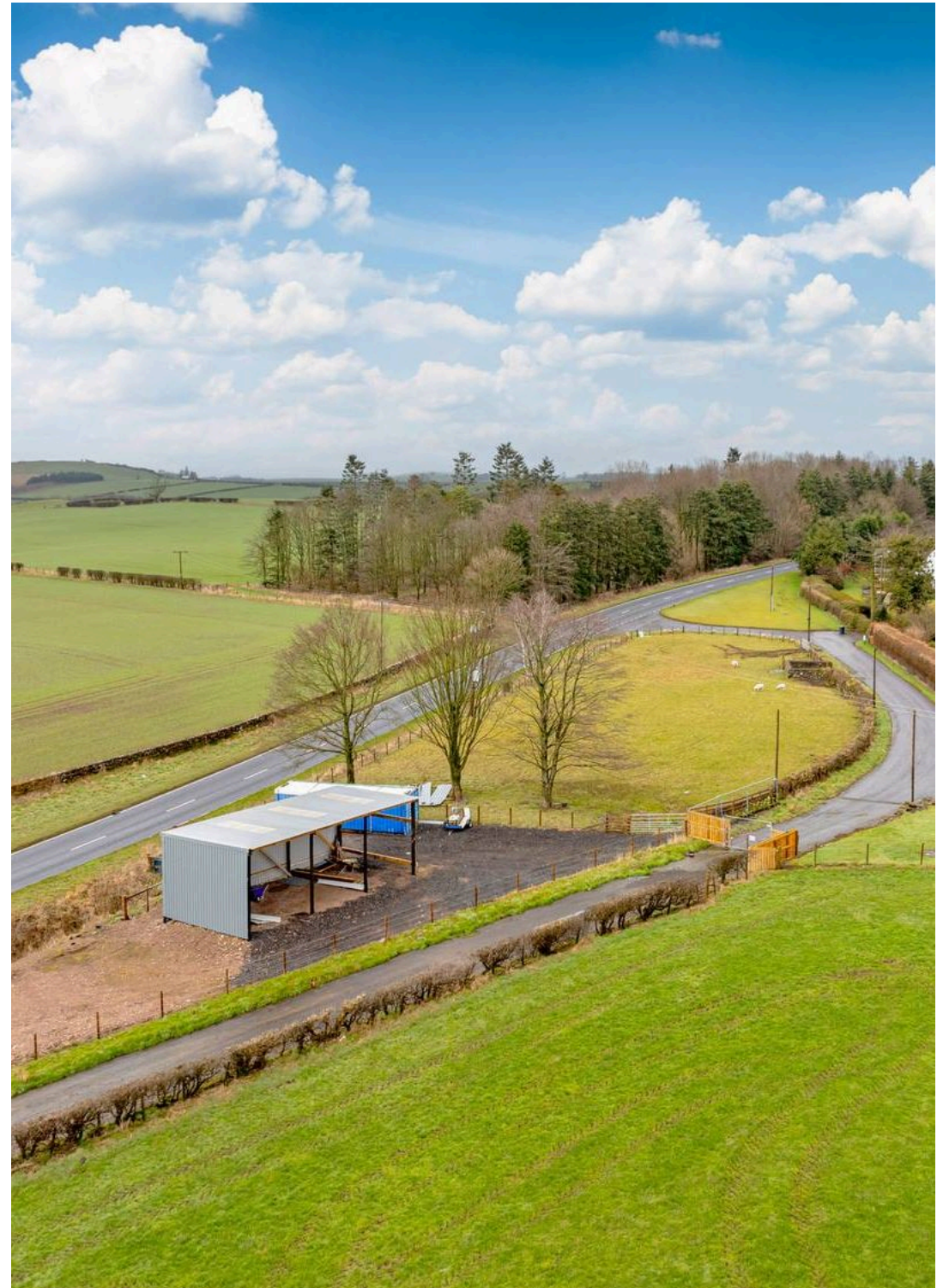
- Two bedroom traditional stone built cottage
- Cosy living room with multi-fuel stove
- Generous gardens with Indian sandstone patio
- Three bay agricultural shed on hard-standing ground
- Building warrant for an extension to the side elevation for new open plan kitchen/dining
- Grazing paddock and hard-standing ground extending to 1.06 acres
- Rural location with close proximity to the market town of Dumfries

Two bedroom, traditional stone detached cottage with adjoining grazing paddock, agricultural shed and building warrant to extend further.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



East Roucan is a delightful, two bedroom traditional stone built cottage situated on the edge of the lovely village of Torthorwald and only 5 miles from the busy market town of Dumfries. The property benefits from a separate grazing paddock opposite, with three bay sheep shed, extending to approximately 1.06 acres.

The property also benefits from a building warrant to extend the cottage to the rear. Contact the office for further details.

The Accommodation

The front door welcomes you to a spacious hall with doors to the front bedroom and living room. The bedroom is a generous double including large walk in cupboard. The living room is the heart of the home, boasting an impressive multi-fuel stove set on a slate hearth and oak beam mantel above. A loft hatch provides access to the roof space which is boarded and well insulated. Towards the rear of the cottage you'll find the second double bedroom with double aspect windows, kitchen and bathroom.

The kitchen, fitted with wall and floor units, stainless steel sink and space for white goods also features a built in cupboard and door off to the utility/boot room. The utility is home to the boiler and pump and well as the electrical fuse board. This room is double glazed and a back door provides convenient access to the garden.

The bathroom, fitted with vinyl flooring features a bath with electric shower over, w.c and white hand basin with vanity unit.

Outside there is a large drying green laid with lawn and there is a lovely, Indian sandstone patio in the top corner, perfect for outdoor dining or entertainment. There are additional gardens adjacent to the cottage. The boundary of the cottage is bordered with a stone dyke wall and off-road parking is available to the front of the cottage.



The paddock and hard-standing ground is a recent addition to the cottage extending to approximately 1.06 acres. The paddock is suitable for grazing with a three bay open fronted agricultural building (13.7m x 6.09m) located alongside the paddock. The cottage is accessed via a private road and it is assumed there is a shared responsibility to maintain the road.

This is an excellent rural property with the prospect of extending further. Viewings are highly recommended to appreciate everything East Roucan has to offer.

Situation

The property is a short drive from the busy market town of Dumfries boasting all essential services, along with three retail parks, modern sports centre and University campus. Dumfries offers a wide choice of secondary schooling. Torthorwald is a quaint village that seamlessly combines rural charm with convenient access to urban amenities. This idyllic setting offers residents a peaceful retreat, surrounded by the picturesque landscapes of Dumfriesshire. The village itself boasts historic appeal, with traditional architecture and tight-knit community. Excellent community links include proximity to major roadways such as the A75 and A709.

What 3 words: ///grass.cookies.firelight

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Tenure and Possession:

The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

EPC Rating: E**Broadband:**

Speeds average 12mbs (download)

Services:

East Roucan is serviced by mains water, mains electricity, septic tank and oil fired central heating.

Viewings:

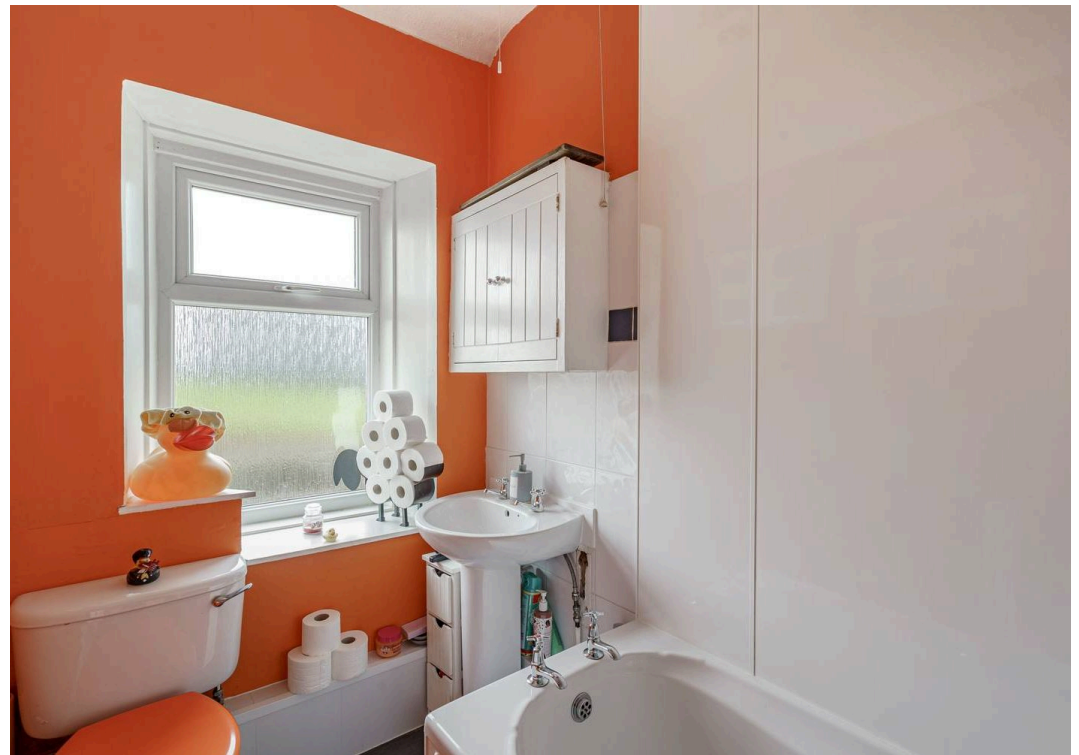
Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Local Authority:

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



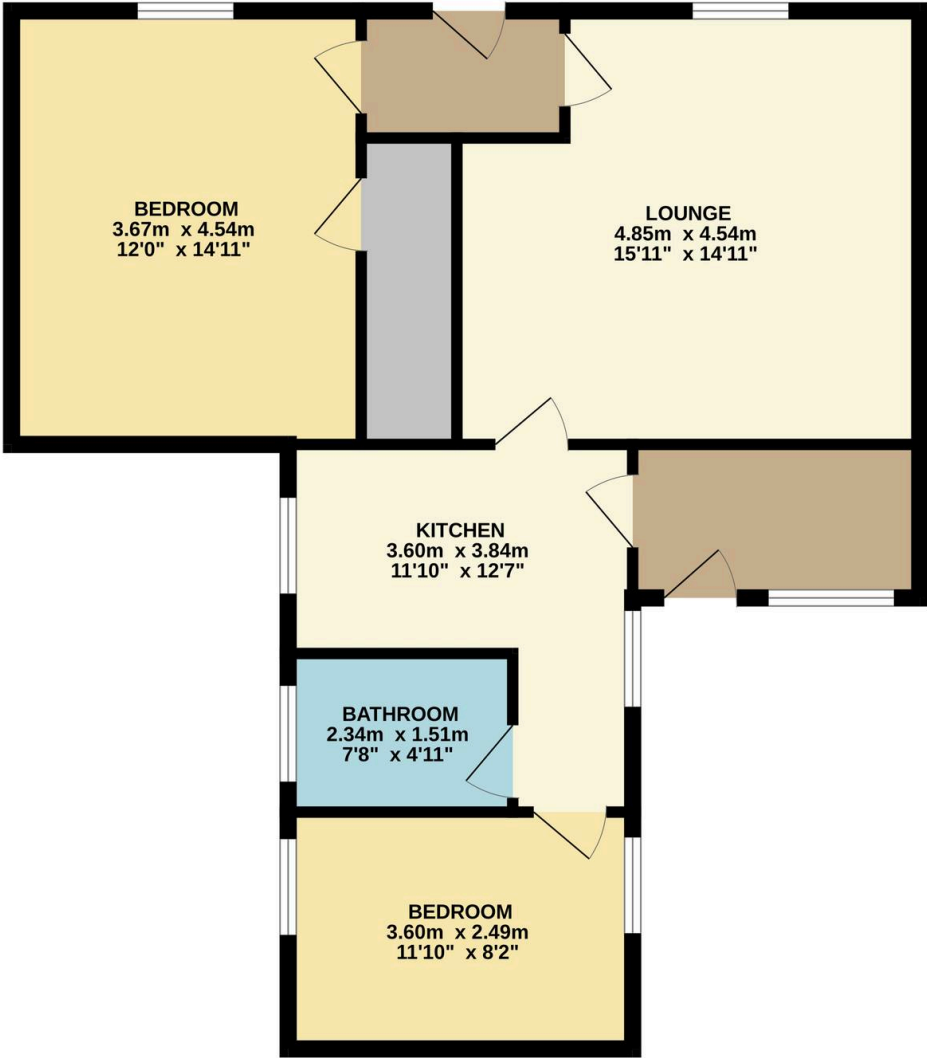








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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