



Sherwood, High Street, Brydekirk, Annan, DG12 5LY

Offers Over £165,000



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- Spacious detached three bedroom property in need of some upgrading
- Popular village location
- Single garage
- Good sized rear garden
- LPG gas hob and living room fire
- Oil fired central heating

Three bedroom bungalow with single garage in a commuter village location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



Sherwood is a spacious three bedroom detached bungalow, situated in the heart of the peaceful commuter village of Brydekirk.

The property presents an ideal opportunity to create a lovely home with the benefit of an attached garage and good sized garden to the rear.

Accommodation

Entering from the street, the front door opens into a welcoming hallway. The large living room has a timber laminate floor, LPG gas fire and bay window with views of the street. The rear facing kitchen diner is equipped with fitted wall and floor units. It has built-in double ovens and a LPG gas hob. The dining area has access to the rear garden through double patio doors.

There is a boiler room and storage area off the kitchen with access to the garage. There are three double bedrooms, two of which have built-in cupboards. The bathroom has a shower, bath, wc and wash basin.

Externally the rear garden offers a good deal of privacy. There is a narrow patio with the remainder laid to grass and a raised bed to one side. The attached single garage has an electrically operated up and over door and can be accessed from the rear lobby.



Situation

The property is located in a popular commuter village around 4 miles north of the charming town of Annan in Dumfries and Galloway. The village benefits from a church and village hall. For larger shopping needs, Annan boasts a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Brydekirk primary school with a catchment to either Lockerbie or Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching.

For commuters, Annan (4 miles), Lockerbie (9 miles) or Gretna (11 miles) railway station is just a short drive away, providing regular services to both Carlisle, Edinburgh and Glasgow, making it ideal for those who travel for work or leisure. The nearby M74 provides easy connection to major cities across Scotland and Northern England. A regular bus route is also available.



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.

EPC Rating: F

Broadband: Good mobile coverage available (we understand there is fibre available in the village).

Services: Sherwood is serviced by mains water supply, mains electricity, mains sewerage and oil fired central heating, with LPG gas for hob and living room fire.

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 D.

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](https://instagram.com/cdrural).

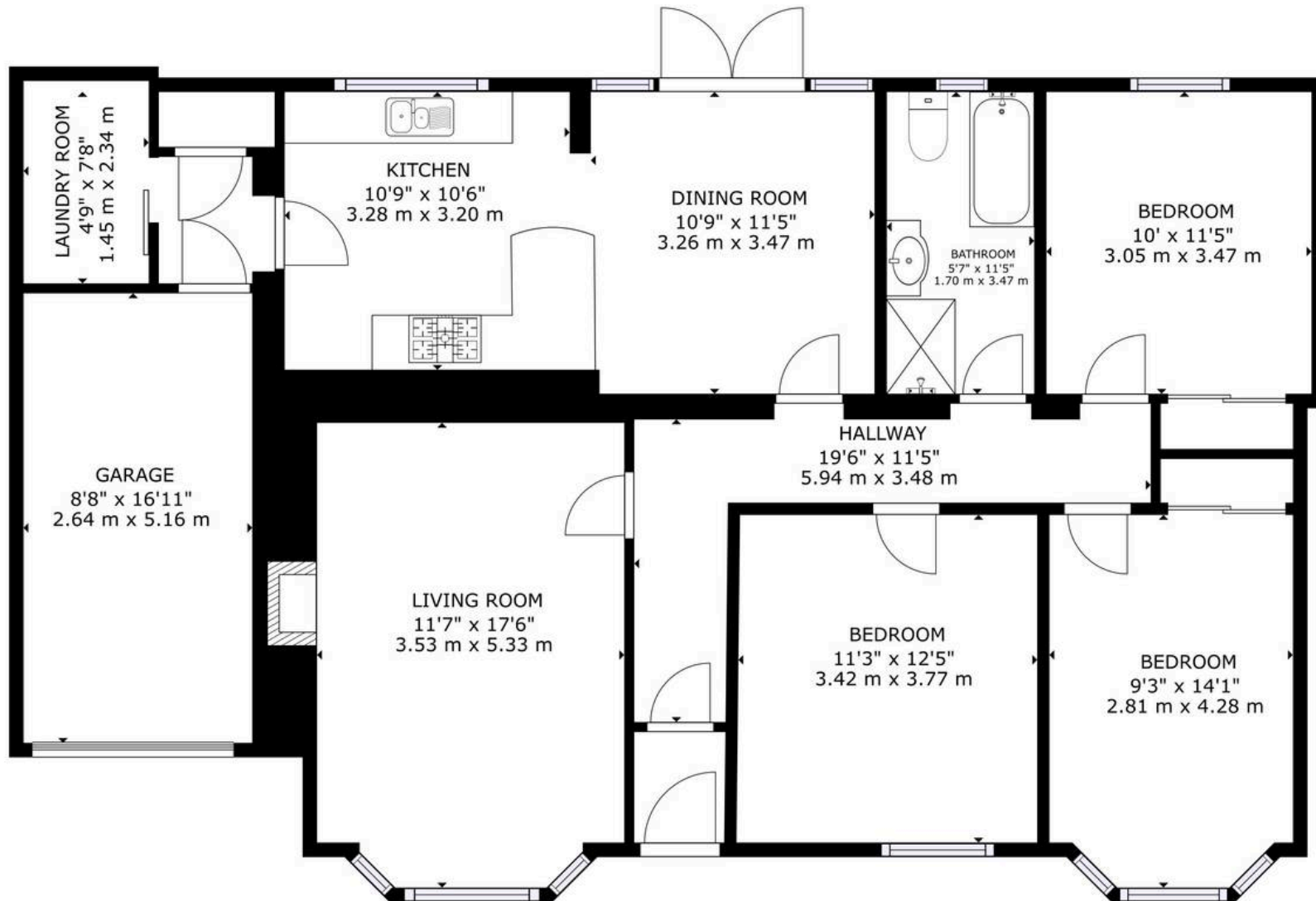
Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you 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.











GROSS INTERNAL AREA
FLOOR 1: 1176 sq ft, 109.23 m²
EXCLUDED AREA; GARAGE: 147 sq ft, 13.61 m²
TOTAL: 1176 sq ft, 109.23 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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2. 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. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.