



Dundorran, Eaglesfield, DG11 3NT

Offers Over £235,000



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- Detached 2/3 bedroom sandstone cottage
- Modern fixtures and fittings
- Reconfigured to provide more flexible layout
- Oil central heating
- Useful external utility room/boiler house with washing facilities and toilet
- Two generous sized double bedrooms
- Large garden with pleasant views

Detached sandstone cottage with period and modern features situated in the peaceful village of Eaglesfield.

Council Tax band: C

Tenure: Scottish Heritable Title



The Accommodation

Dundorran is a traditional, detached two/three bedroom cottage dated from around 1850 which has been internally reconfigured, re-wired and extended since it was last purchased. This beautiful and unique property is primarily constructed of solid sandstone under a pitched slate roof with brick extension and part flat roof to the rear. The property offers an excellent opportunity for someone searching for a turn-key home in a quiet and pleasant village. The property briefly comprises a porch, kitchen/diner, living room, two double bedrooms, family bathroom, study/third bedroom, external utility room, patio and garden.

The property is accessed through the new bright and welcoming porch with large uPVC window before stepping into the modern kitchen/dining room. The kitchen features two skylights which flood the space with lots of natural light and a feature wall of exposed sandstone. The kitchen is fitted with modern floor units with granite worktops incorporating a deep Belfast sink with mixer tap and a LPG gas hob Rangemaster which is available by separate negotiation. There is ample room for a family sized dining table situated in the centre of the room which enjoys pleasant views through double French patio doors.



The living room boasts a cosy woodburning stove set in a brick fireplace making it the perfect room for evening entertainment. Another feature to note within the property are the original oak doors throughout which add a touch of character. Back through the kitchen to the other side of the house you'll find two double sized bedrooms and the family bathroom.

The family bathroom is modern decorated with wall panelling and complete with corner shower cubicle with electric shower and glass screen, freestanding bath, Savoy sink and WC and towel rail. Since the addition of the porch, the original front door is rarely used and the original hallway has been transformed into a delightful study/crafts room or it has the potential to be used as a third bedroom. There are several storage cupboards within the property and a loft hatch which gives access to a partially boarded attic.



Externally, Dundorran sits in a fairly large plot equating to approximately 0.25 acres with off-road parking available for a single vehicle and front garden primarily laid with loose stone. To the rear there is a sandstone patio off the kitchen with steps to the right to the external utility/boiler house. The boiler is located in a separate cupboard and the outbuilding has been transformed into a very useful utility space with power for white goods and integrated sink into the cabinets. There is also a separate toilet. The garden is a decent length and is currently laid with grass. There are several mature trees at the bottom of the garden and hedging either side to provide plenty of privacy. There are raised beds for planting and growing vegetables alongside a timber shed for storage. There is a field behind the garden which offers pleasant views.

This property has been lovingly maintained and viewings are highly recommended to appreciate everything this property has to offer.



Situation

The property is located in a popular commuter village around 6 miles from the charming town of Annan in Dumfries and Galloway. The village benefits from a small Post Office where residents are able to purchase goods and there is a Church, church hall and village hall within the village, both with active community groups. 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 Eaglesfield primary school with a catchment to Lockerbie Academy, 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.

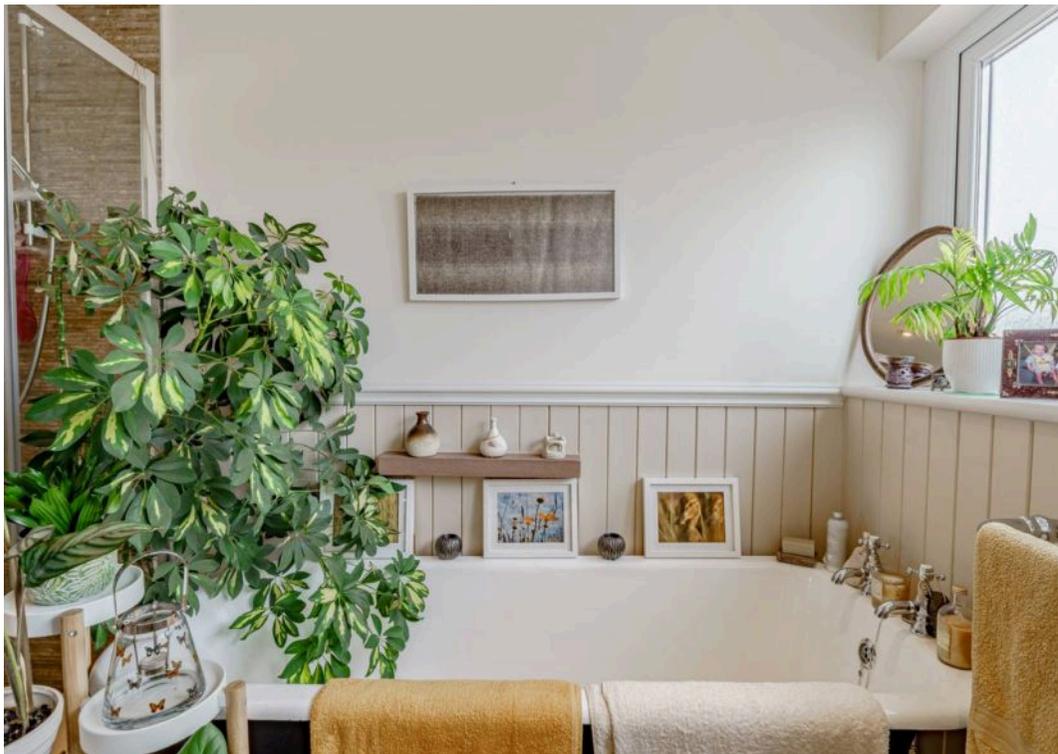
For commuters, Annan (6 miles), Lockerbie (7 miles) or Gretna (8 miles) railway station is just a short drive away, providing regular services to both Carlisle, Edinburgh and Glasgow, making it ideal for those who travel for work or leisure. The nearby M74 provides easy connection to major cities across Scotland and Northern England. A regular bus route is also available to Gretna, Lockerbie, Annan and Carlisle.

What 3 words

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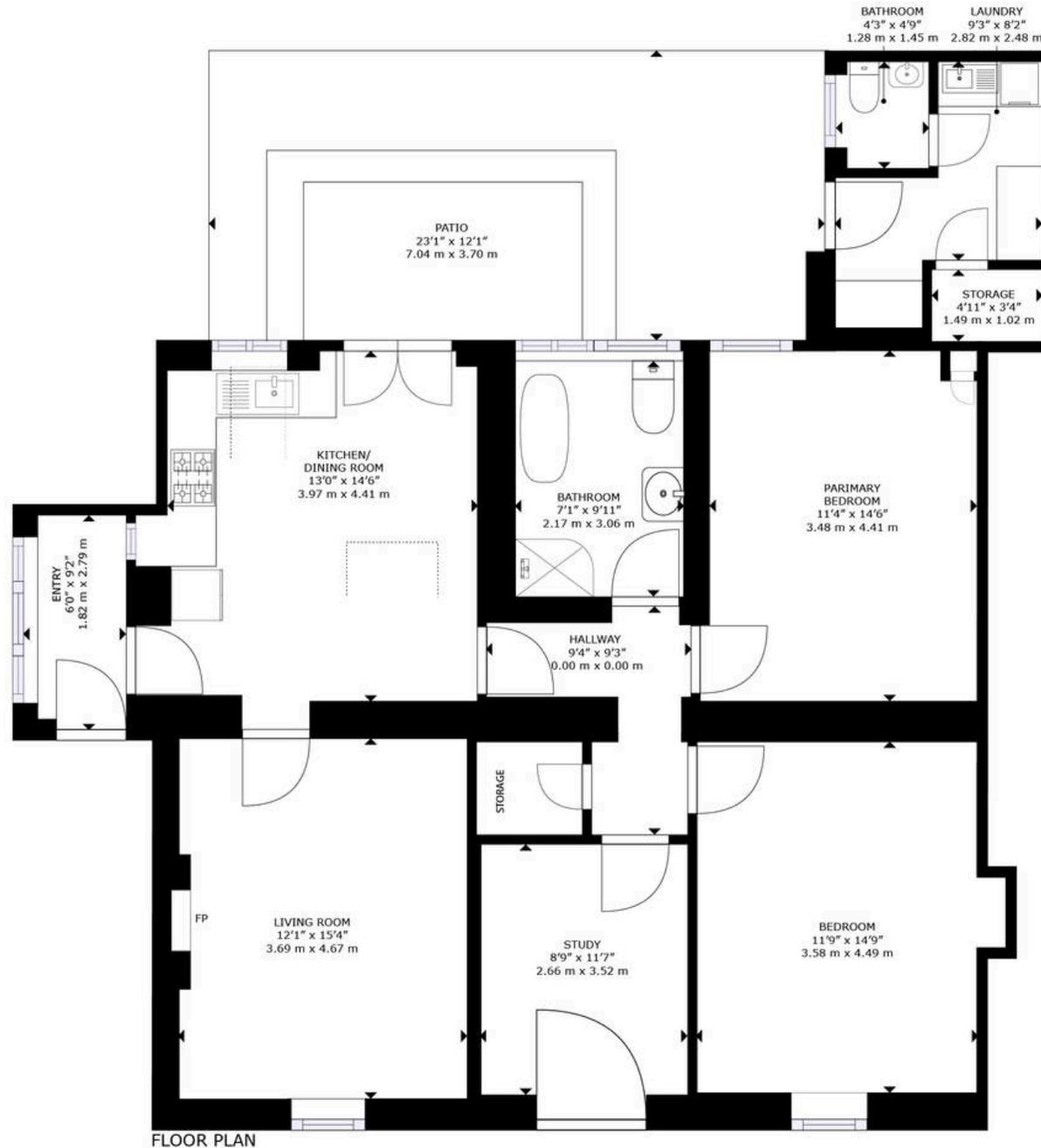












FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 1,226 sq. ft, 114 m²
 EXCLUDED AREA: PATIO: 280 sq. ft, 26 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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: E

Broadband: Broadband cable and there is good mobile coverage available

Planning: Planning was granted in 2016 for the erection of a porch (16/P/4/0017)

Services: Dundorran is serviced by mains water supply, mains electricity, mains sewerage and oil fired central heating, with woodburning stove in the living room. An annual grant of roughly £250 per year is paid to the owner from Solwaybank Windfarm.

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 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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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