



6 Carronbank, Carronbridge, DG3 5AX

Offers Over £205,000

C&D
RURAL

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- Three bedroom sandstone end-terraced cottage
- Period features throughout
- Generous living room with open fire
- Second reception room/dining room
- Ground floor shower-room and first floor bathroom
- Oil central heating
- Private parking
- Extensive garden and grounds extending to 0.7 acres
- Private amenity woodland
- Situated on a pleasant row with idyllic views of the countryside

Traditional sandstone, three bedroom end-terraced cottage with extensive gardens and private parking situated in the pleasant village of Carronbridge.

Council Tax band: E

Tenure: The Heritable (Scottish equivalent of Freehold) title



6 Carronbank, Carronbridge, DG3 5AX

An excellent opportunity to acquire a traditional three bedroom, sandstone end-terraced cottage with pitched dormer windows situated in the pleasant village of Carronbridge. The property is complete with extensive off-road parking, oil central heating and generous gardens and grounds extending to 0.7 acres in total. The property is in fair condition throughout, benefits from period features and briefly comprises of an entrance hallway, living room, dining room, kitchen, downstairs bathroom, three double bedrooms and family bathroom on the first floor.

The Accommodation

Traditional solid wood double front doors welcome a spacious tiled hallway fitted with a useful storage cupboard. There are two reception rooms on the ground floor including the dining room which is laid with wood effect flooring and the main living room which features dual aspect windows over-looking the garden, built-in wall shelving and an open fire set on a tiled hearth. There are two bathrooms within this family home including a shower room on the ground floor complete with shower cubicle with mains shower and glass door, wash hand basin and WC.

The kitchen, laid with tiled flooring has good quality wall and base units from Howdens with under counter space for white goods and ample of space for a small breakfast table.



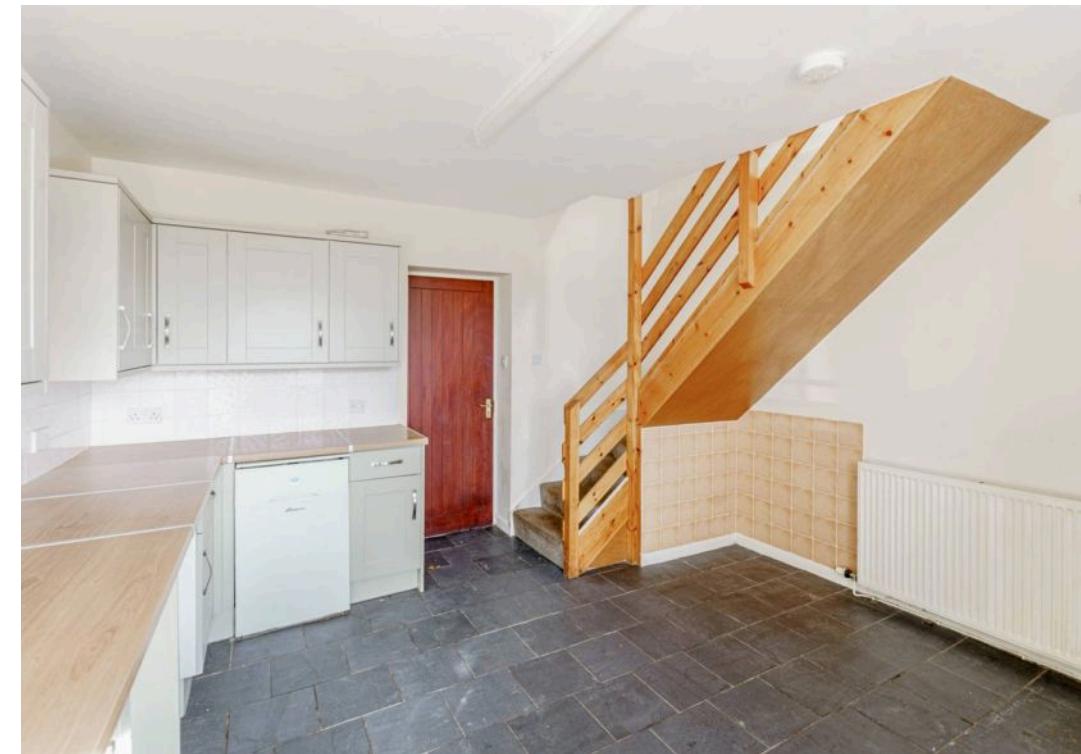
The property benefits from oil fired central heating and the boiler is located in the kitchen being fitted in 2014. It was last serviced in 2023. A staircase off the kitchen provides access to the first floor and there is a back door off the kitchen to the rear yard and drying green.

Upstairs there are three double bedrooms, two of which are laid with carpet and the third featuring lovely solid wood flooring. The rooms are connected by a spacious landing and the family bathroom completes the first floor. The family bathroom features a bath with white tile splashback and mains shower over, wash hand basin and WC.

Externally the property sits within a generous 0.70 acres of garden and grounds including private parking area to the side of the property. The plot benefits from gated access off Carronbank Row. To the front elevation is a large strip of lawn separated by a concrete path. The remainder of the grounds features a private area of woodland, perfect for children to play hide and seek and a raised drying green at the back of the house where the oil tank is also located. There is a small graveled yard off the kitchen at the back of the house where you'll find a timber shed.

The property features traditional single glazed timber sash windows throughout. A damp survey was carried out in 2014 and the guarantee is available upon request. This is a unique opportunity to acquire a traditional family home set within a large plot, with excellent scope to be modernised, within driving distance of Thornhill and Dumfries.







Situation

6 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.

What 3 words

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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

Access: 1-5 Carronbank Row have a right of access over the private access track which forms part of the property, as well as rights to use underground service media. In addition, 5 Carronbank will be granted a right of access through the garden of the property for the purposes of maintaining and filling the oil tank that serves 5 Carronbank (located to the rear of 5 Carronbank).

Planning: The property is situated in a conservation area.

EPC Rating: E

Broadband: Standard broadband is assumed to be available and there is good mobile coverage available.

Services: 6 Carronbank is serviced by mains water supply, mains electricity, mains drainage and oil fired central heating.

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



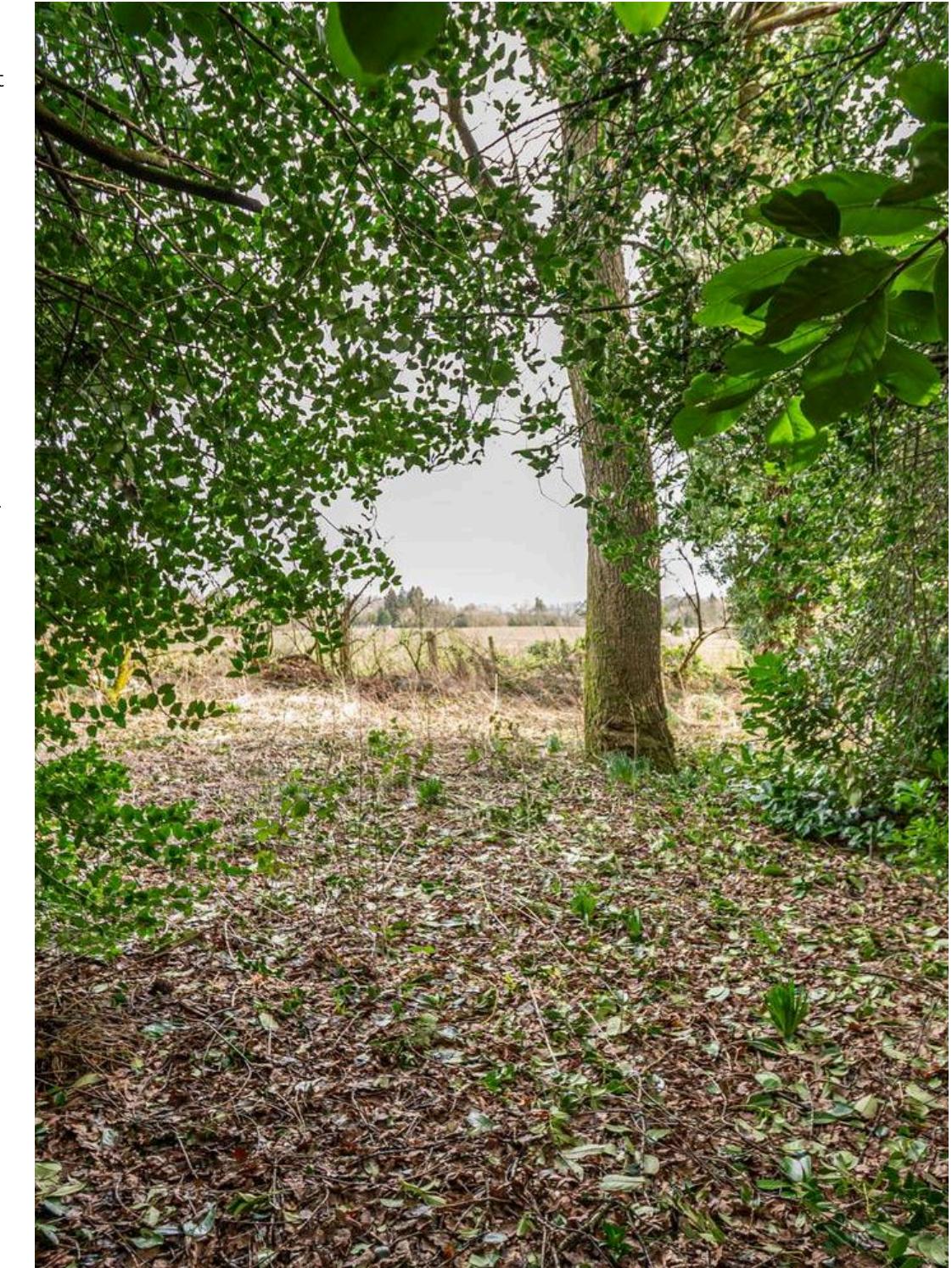
Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their 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.

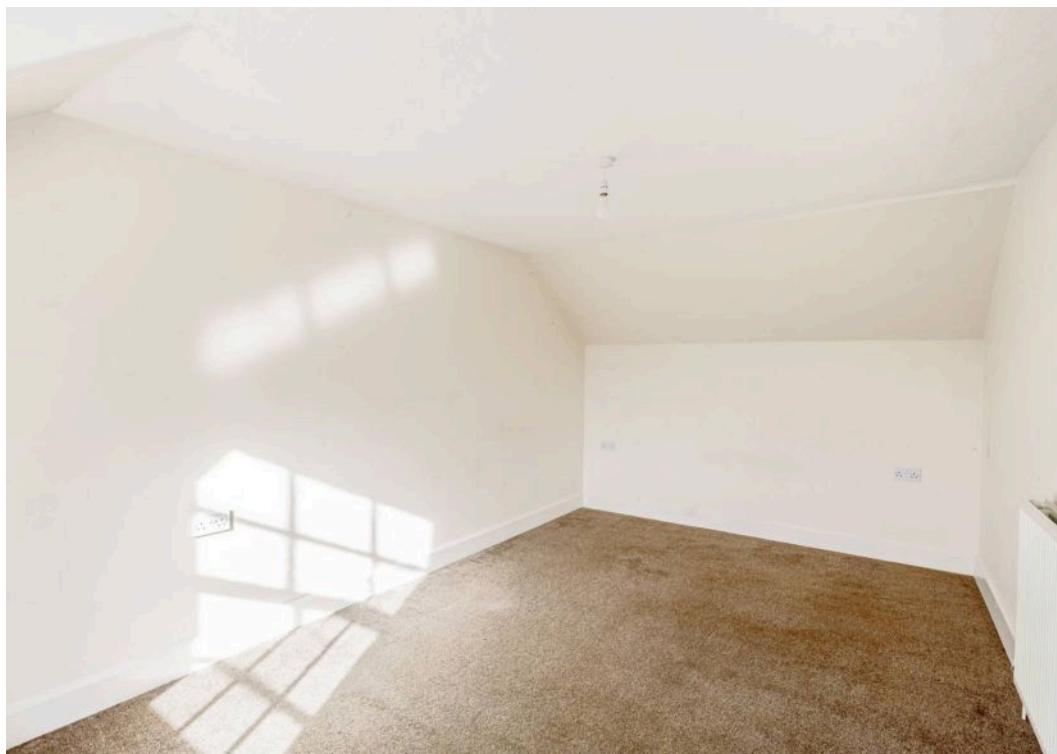
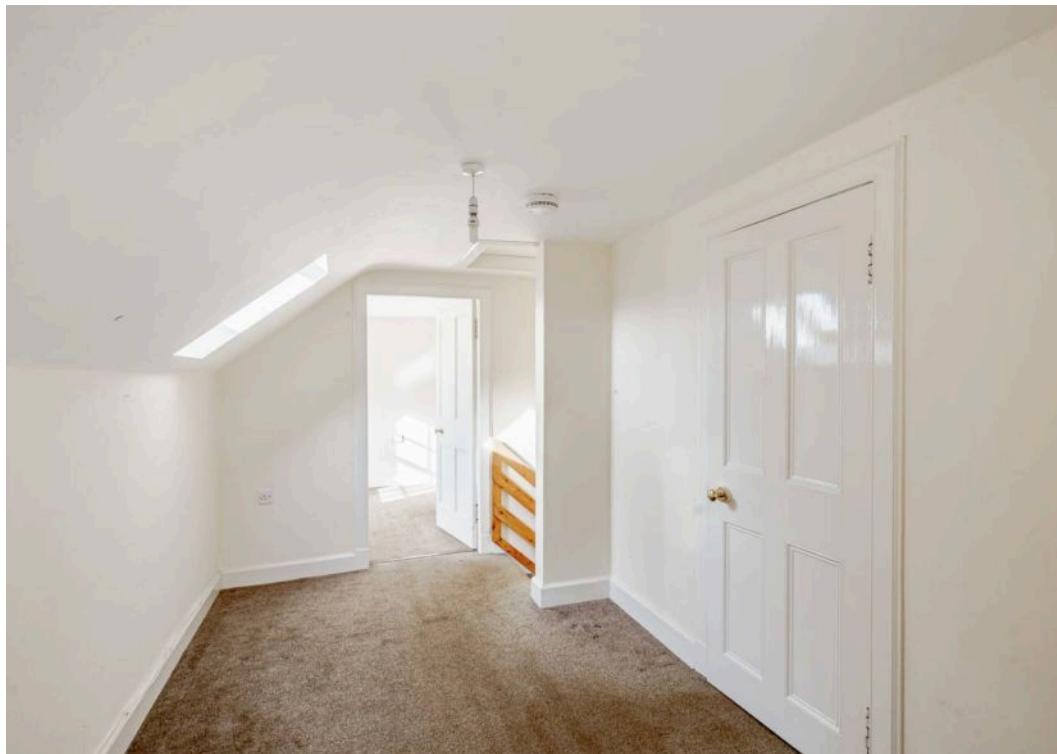
Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E.

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.

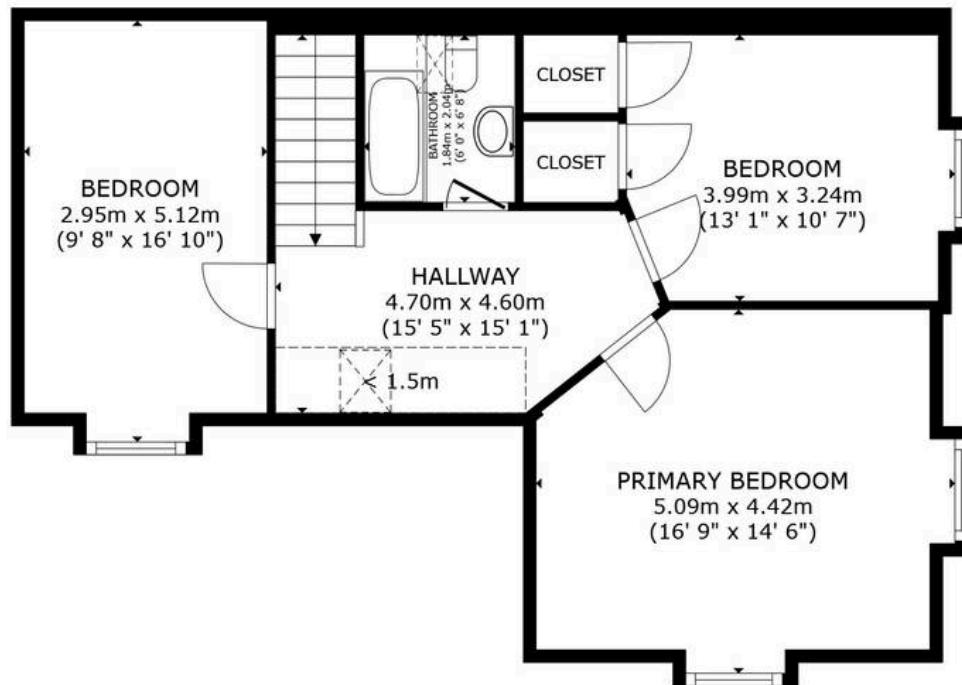
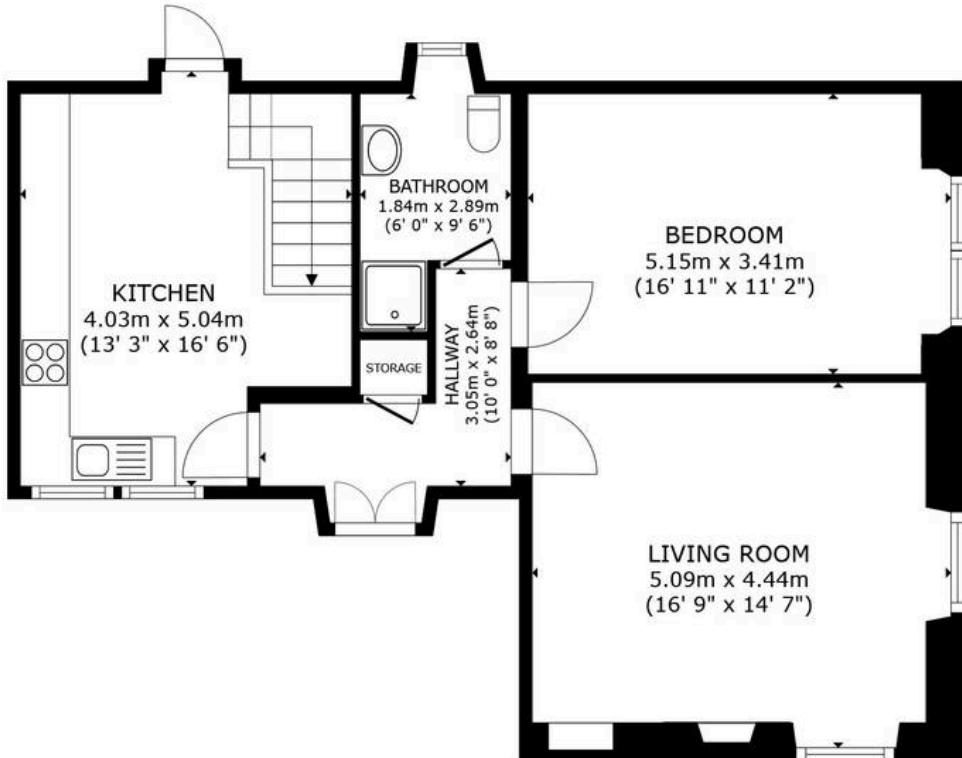




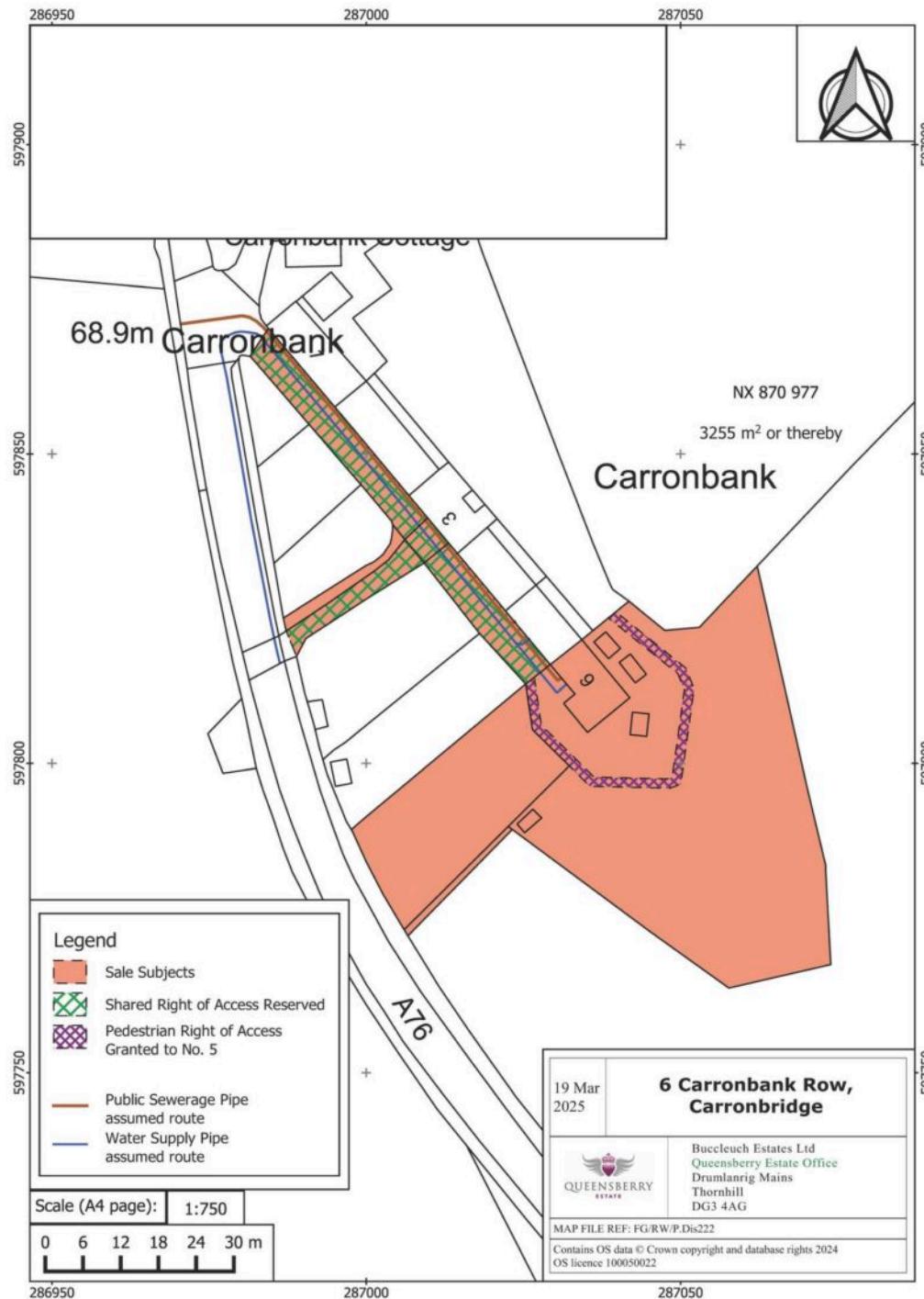








GROSS INTERNAL AREA
FLOOR 1 68.7 sq.m. (739 sq.ft.) **FLOOR 2** 64.2 sq.m. (691 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 2.4 sq.m. (26 sq.ft.)
 TOTAL : 132.9 sq.m. (1,430 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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