



Birrens Cottage, Ecclefechan, DG11 3LH

Offers Over £270,000

C & D
RURAL

Birrens Cottage, Ecclefechan, DG11 3LH

- Charming, two bedroom detached cottage
- Generous living room with multi-fuel stove
- Sun room with door out to raised decking
- Modern family bathroom
- Beautiful gardens
- Oil central heating
- Recently extended
- Large plot with development potential
- Large driveway with detached garage
- Situated in a rural setting with lovely views of the countryside

Delightful and charming, two bedroom detached cottage with generous and beautiful gardens, off-street parking and development potential, situated in a lovely, rural setting.

Council Tax band: D

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: D



Birrens Cottage is a charming and delightful, two bedroom detached cottage, estimated to have been constructed in 1850, situated in the beautiful Dumfriesshire countryside only a few miles from Eaglesfield. The property has been recently extended and configured to provide spacious and versatile accommodation and now comprises a generous living room, sun room, kitchen, utility, two double bedrooms (master ensuite) and family bathroom. Externally the property benefits from a large plot including an extensive driveway and garage with off-street parking, beautiful gardens, raised decking area and two separate accesses with potential for development.

The Accommodation

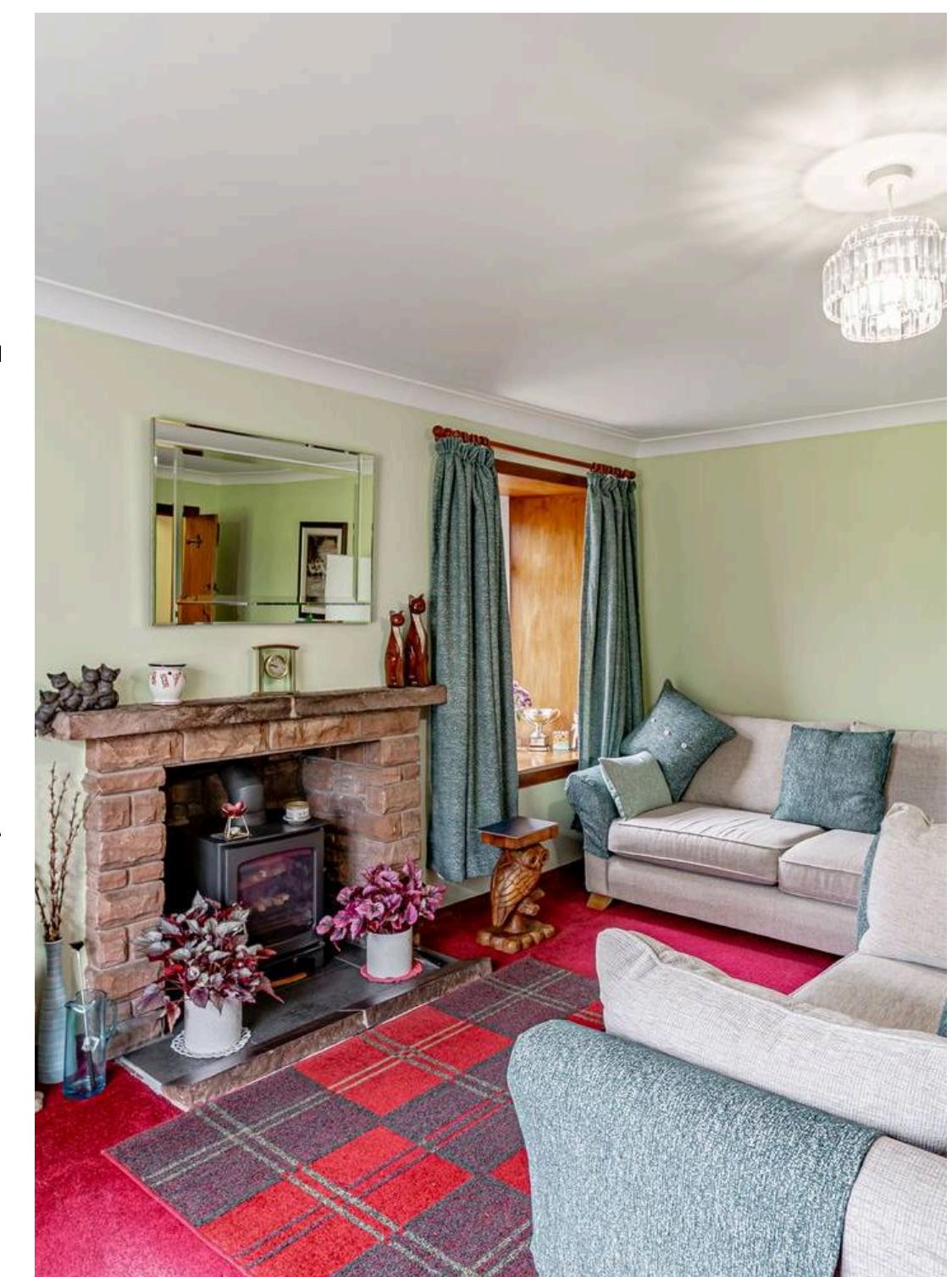
The front door welcomes a bright hallway with tiled flooring, storage cupboard and doors leading to each room within the property. The kitchen is fitted with good quality wall and floor units with dark grey worktops and light grey complimentary splashback tiles and features a Flavel Range Cooker with five ring gas hob and triple oven, integrated 1.5 bowl stainless steel sink with mixer tap and there is ample space for a dining table. There is a lovely alcove with shelving and cupboard where there was once a door through to the living room. The utility room is adjacent to the kitchen and is fitted with additional floor and wall units for storage, an integrated stainless steel sink, and plenty of space for white goods.



The living room is an excellent size and enjoys dual aspect views of outside and boasts a magnificent multi-fuel stove set within a sandstone fireplace. The sun room is accessed from the living room where there is a second internal storage cupboard and door leading to the gardens and outdoor decking area. The sun room enjoys views of the beautiful gardens and landscape and is arguably the best place in the property for enjoying your morning coffee.

There are two double bedrooms within the property with the primary bedroom benefitting from an ensuite shower room and built-in wardrobes with mirrored sliding doors. The ensuite is complete with walk-in electric shower cubicle, hand wash basin and WC. Although the second bedroom does not have any built-in wardrobes, there is plenty of space for large freestanding wardrobes. The family bathroom was upgraded when the extension was completed. The modern and sleek bathroom now features a deep bath with chrome mixer tap, large corner shower cubicle with mains fed shower, hand wash basin with wall mounted mirrored vanity unit, heated towel rail and WC.

Externally, the property is situated in a stunning part of Dumfries and Galloway and benefits from incredible views in each direction. To the north of the property there is gated access to a large driveway and detached garage for off-street parking. The garage benefits from a power supply and would also make for an excellent workshop. Adjacent to the garage there is a lean-to for additional storage. Steps lead down from the driveway to the front lawn and a path meets at the front door which continues around the property. At the side of the property there are several timber sheds, coal bunker and oil boiler. On the south side of the property the gardens are a spectacle, which can be enjoyed from the raised timber decking, featuring a variety of plants, mature trees and fish pond. There is a large section of land at the bottom of the plot which has its own vehicle access from a private road or can be accessed from a path from the top garden. Hardstanding grounds allows parking for several vehicles. Although no enquiries have been made to the local authority, we feel there is excellent development potential here given its size and privacy. Alternatively for buyers searching for a property with large gardens and outdoor space to enjoy themselves, Birrens Cottage is a must see.

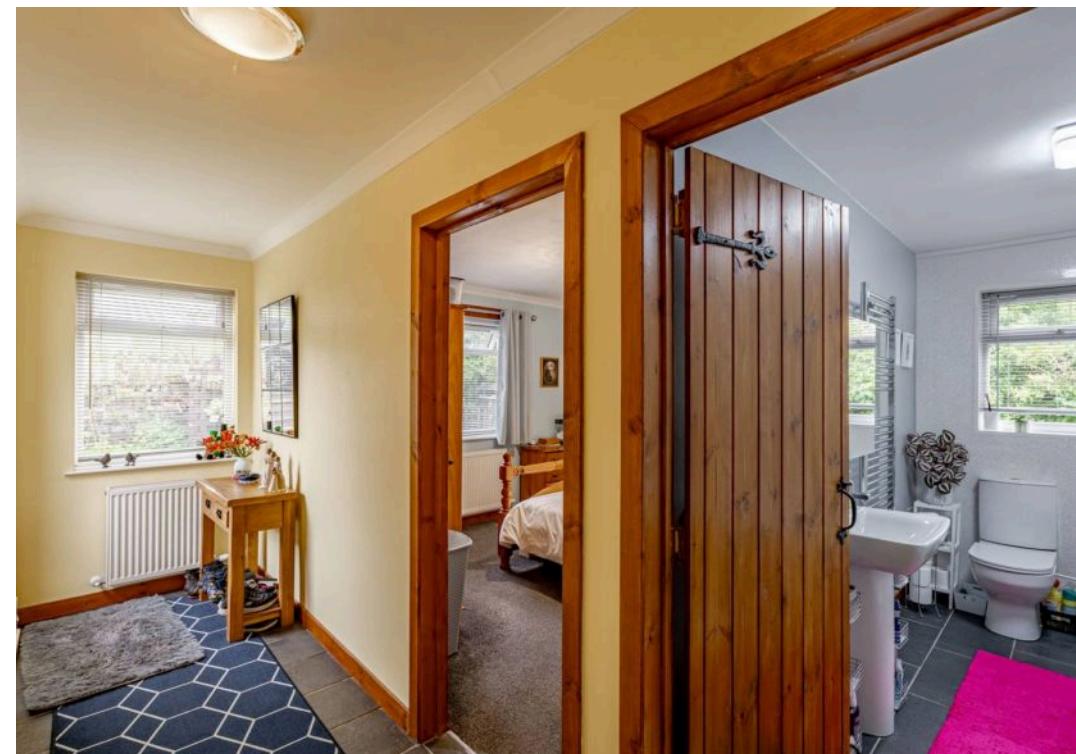


Location Summary

The property is located on the edge of a small, peaceful hamlet called Middlebie around 7 miles from the charming town of Annan in Dumfries and Galloway. Eaglesfield is the closest village which 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 committee 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 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 (7 miles), Lockerbie (10 miles) or Gretna (9 miles) railway station are 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.





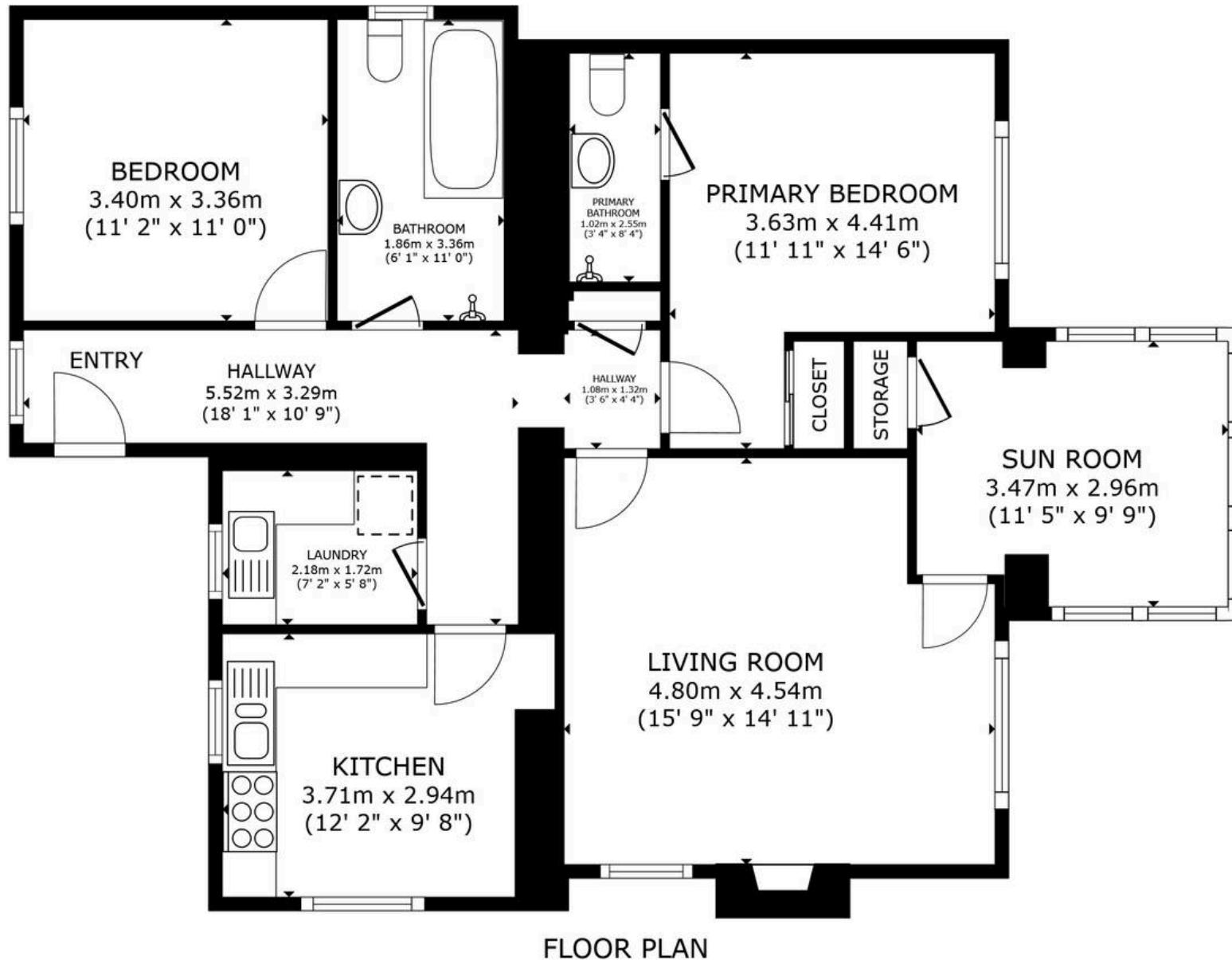












FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 98.5 m² (1,060 sq.ft.)
TOTAL : 98.5 m² (1,060 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Birrens Cottage





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: Details of the Scottish building warrant for alterations and extension to the dwelling can be found on the Dumfries and Galloway Planning Portal using reference 18/0356.

EPC Rating: D

Broadband: Fibre to premises is assumed to be available soon and there is good mobile coverage available.

Services: Birrens Cottage is served by mains water, mains electricity, private septic tank (registered) 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 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.

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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