



East Lodge, Mossknowe, Kirkpatrick Fleming, DG11 3BQ

Offers Over £260,000

C&D Rural

East Lodge, Mossknowe, Kirkpatrick Fleming, DG11 3BQ

- A delightful 2 bedroom detached cottage with two reception rooms
- Covered terrace for unwinding and entertainment
- Large garden and woodland area
- Total site area c. 1.62 acres including off road parking for several vehicles
- Close to road network, including access to M74
- Oil fired central heating

East Lodge is a delightful cottage in a rural location, close to main roads including access to the M74. The property sits in secluded grounds of around 1.62 acres with off road parking, lawn areas, garden beds and woodland.

Council Tax band: B

Tenure: Heritable Title (Scottish version of Freehold)

EPC Energy Efficiency Rating: E



The Accommodation

A uPVC porch opens into a cosy living room with a feature fireplace in the corner. From here a corridor provides access to all rooms, including a further outside door. The modern fitted kitchen has a breakfast bar and double doors out to the covered terrace, which is a lovely place for al fresco dining or relaxing while admiring the grounds. Internally, the kitchen flows into a dining room, currently used as a study, with fitted full height cupboards. The two double bedrooms both have fitted wardrobes. The bathroom has a shower cubicle with electric shower, WC and wash basin plus a heated towel rail.

Outside

The property is set within a generous plot totaling around 1.62 acres. The full length covered terrace with decking floor is a striking feature of the property, and a beautiful place to eat and relax. There is a spacious driveway, offering parking for several vehicles. The grounds include lawned areas with flower beds and several sheds. The remaining ground is mixed woodland.



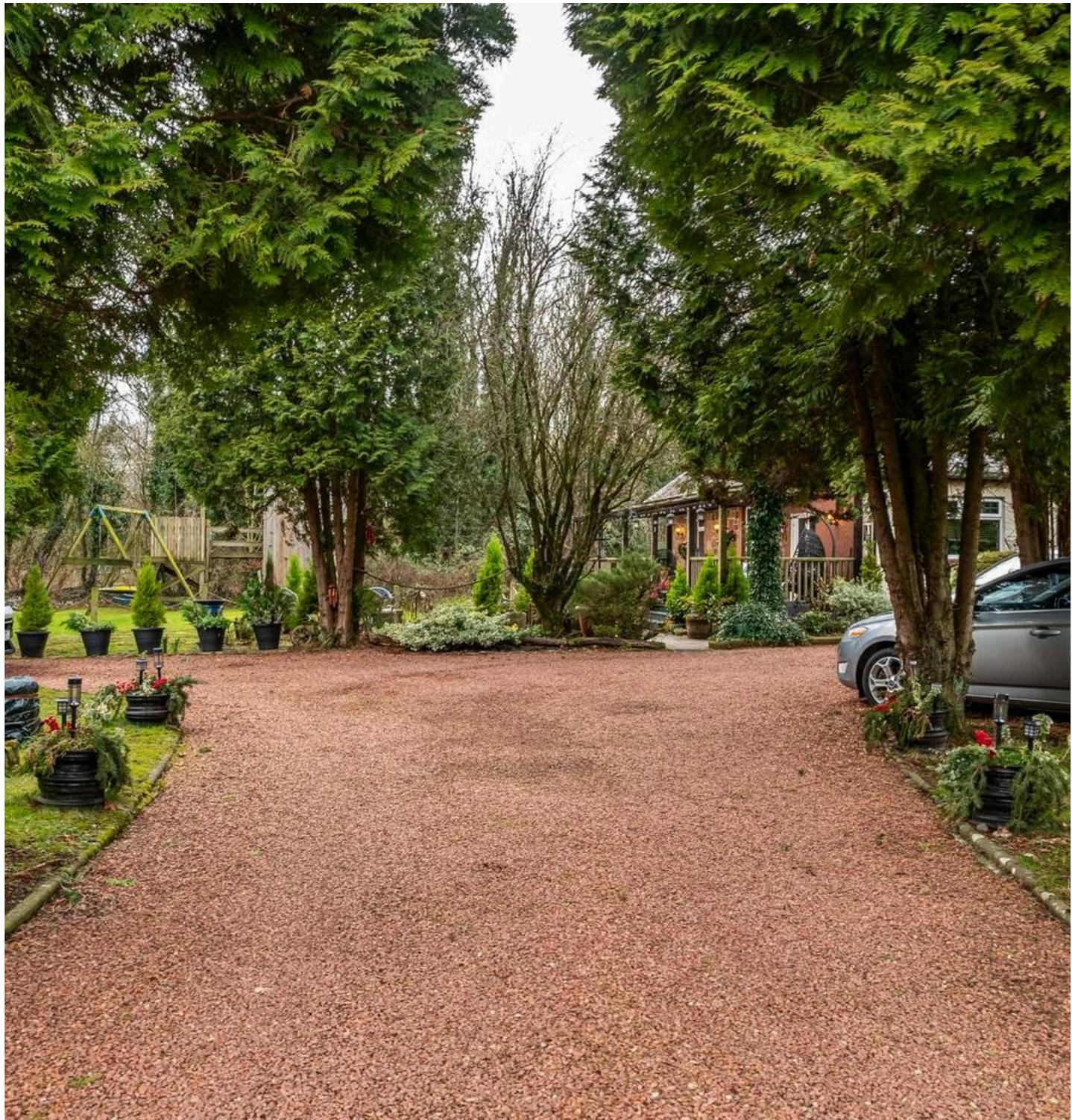
Location Summary

East Lodge is close to the A74(M) motorway linking north towards Glasgow and south towards Carlisle and the M6, providing straightforward road travel across the region. Nearby services are available from Gretna Green, Annan or Lockerbie, with direct links to Glasgow, Edinburgh and London. Major regional centres such as Carlisle (approx. 16 miles), Annan (approx. 5 miles), and Dumfries (approx. 22 miles) provide a wider range of amenities, retail, educational and cultural facilities.

Kirkpatrick-Fleming, a small and characterful village, offers a village school, community facilities and village pubs within easy reach. The broader region has excellent recreational opportunities, from golf courses and shooting grounds to mountain biking, sailing and walking routes in Dumfries & Galloway's forests, hills and along the rugged Solway coast.

What 3 words

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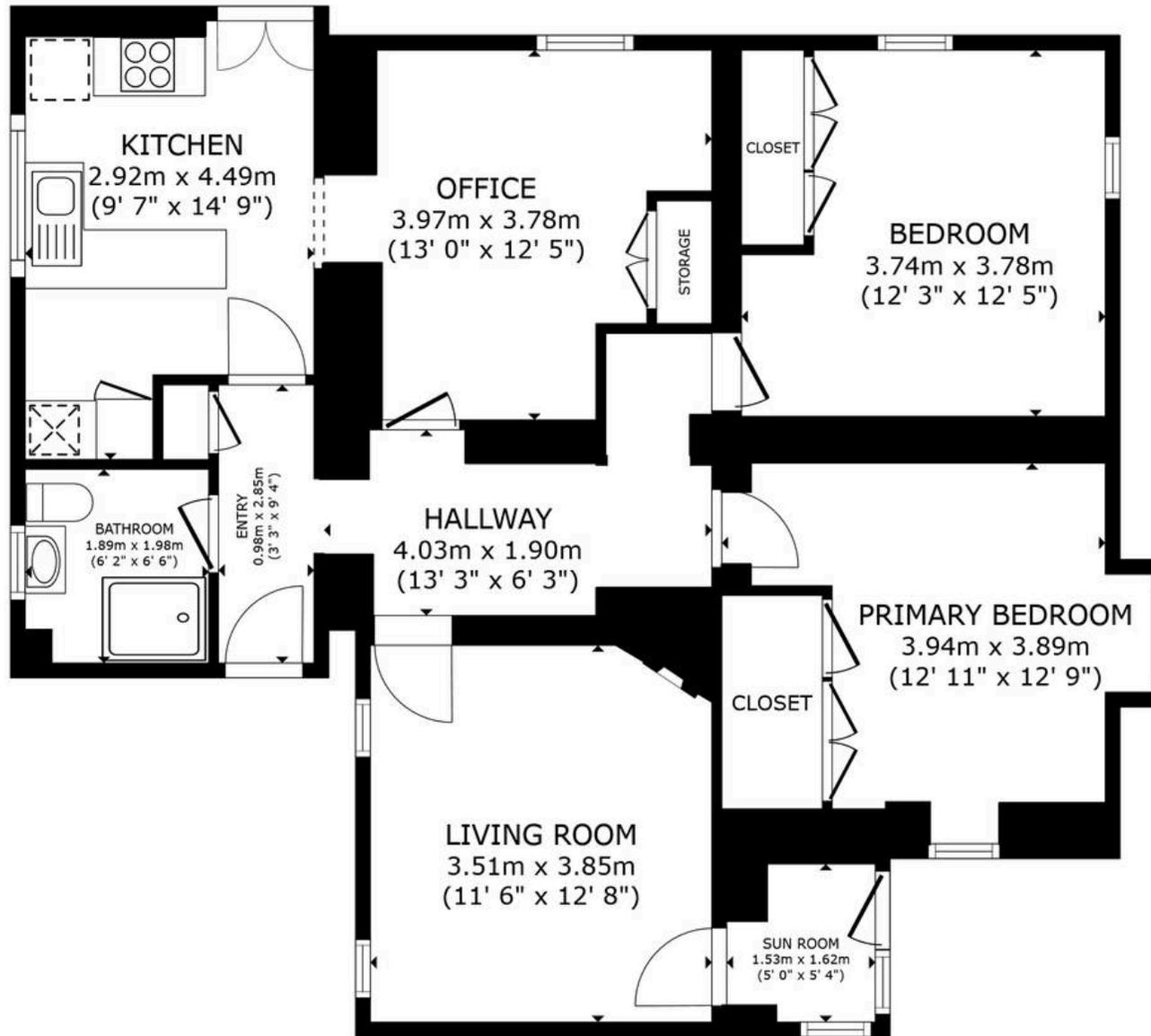


EAST LODGE, MOSSKNOWE,
KIRKPATRICK FLEMING,
DG11 3BQ
SALE PLAN

CD Rural







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 93.5 m² (1,007 sq.ft.)
 TOTAL : 93.5 m² (1,007 sq.ft.)

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.

Planning: We are not aware of any planning applications associated with the property.

EPC Rating: E

Broadband: Fibre to the premises (FTTP).

Services: East Lodge is serviced by mains water supply, mains electricity, septic tank drainage (Registered with SEPA) 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 property is in Council Tax Band B.

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).

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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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.