



No'2 HUNTERHOUSE COTTAGE

Lochmaben, Lockerbie, Dumfries & Galloway, DG11 1RP



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

Location Plan



No' 2 HUNTERHOUSE COTTAGE

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Lockerbie 10 Miles, Dumfries 16 miles, Edinburgh 72 miles, Glasgow 69 miles, Carlisle 41 miles

A CHARMING TRADITIONAL STONE BUILT MID-TERRACED COTTAGE SITUATED WITHIN THE PICTURESQUE TOWN OF LOCHMABEN IN DUMFRIES & GALLOWAY

- CHARMING TRADITIONAL TWO BEDROOM COTTAGE
- LARGE FRONT GARDEN GROUNDS
- OPEN FRONTED WORKSHOP / GARAGE
- WITHIN EASY COMMUTING DISTANCE TO MAJOR TOWNS
- EPC RATING – E47

FOR SALE PRIVATELY

VENDORS SOLICITORS

Henderson & Mackay
Victoria Square
Lockerbie
DG11 2JP

Tel: 01576 202137

Email: info@lockerbielaw.co.uk



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

No' 2 Hunterhouse Cottage is situated within the picturesque town of Lochmaben in Dumfries & Galloway. The property benefits from countryside views and has been partially modernised to include a new bathroom suite. The dwelling also benefits from its own private garden grounds and off-road parking to the rear.

Lochmaben offers a range of services to include a post office, a chemist, branch library, public houses, cafes, and take-away food shops. Lochmaben also has a community centre, primary and nursery school, a church, doctors' practice, etc. A further range of professional and retail services are available in the busy market town of Lockerbie some 10 miles distant.

Lochmaben enjoys a good variety of sporting and social activities throughout the year. These include an 18 hole golf course that welcomes visitors, a bowling club, tennis club, sailing club and a number of youth and amateur football teams. Coarse fishing is available on all three lochs. The town is also a good centre for walkers, with eight miles of scenic paths around the town. For cyclists, there is a large network of quiet minor roads linking Lochmaben to adjoining towns and villages, and the town is close to the popular Seven Stanes mountain bike centres at Ae forest and Mabie forest. The Lochmaben Centre and the Church Hall cater for a number of indoor activities with active groups from toddlers to senior citizens. Other activities curling clubs, a bridge club and a very active Church Guild. In Templand, a small village two miles to the north, activities centre on the village hall.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

Communications to the area are good with the property lying in close proximity to the main road networks, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow within about an hour's drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses.

DIRECTIONS

No'2 Hunterhouse Cottage is situated on the edge Lochmaben, as indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for No' 2 Hunterhouse Cottage are sought in excess of: £95,000

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

No' 2 Hunterhouse Cottage is a traditional brick built mid-terraced cottage benefitting from large well-kept garden grounds with lovely countryside views. The property is a charming cottage, which offers all the comforts of modern day living.

The dwelling briefly comprises:

- **Kitchen** (4.19m x 2.13m)
With fitted floor and wall units, built-in electric oven, electric hob, plumbed for automatic washing machine, window to the rear, backdoor to outside.



- **Living Room** (4.47m x 4.03m)
With picture window to the front affording open countryside views, electric fire set in feature fireplace.
- **Central Hallway**
With large built-in cupboard with shelving.



- **Double Bedroom 1** (3.30m x 3.45m)
With window to the front, built-in double wardrobe.
- **Double Bedroom 2** (2.92m x 3.45m)
With window to the rear, built-in double wardrobe.
- **Bathroom** (1.95m x 2.08m)
Respatex clad, WC, WHB set in modern vanity unit, bath with electric shower over.

OUTSIDE

To the front of the cottage there is a paved and gravelled area with steps leading to large garden grounds, which are mainly laid down to lawned areas with views over open countryside. There is off-road parking to the rear of the property and an open fronted garage / workshop.



Sale Plan

for identification only

SERVICES

- Mains water
- Mains electricity
- Oil fired central heating
- Double glazed throughout
- The telephone has been installed subject to the normal BT regulations

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Henderson & Mackay**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band B.

HOME REPORT

A Home Report can be downloaded direct from our website: www.threaverural.co.uk

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.



IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared July 2018

