



LAIGHTOWN COTTAGE

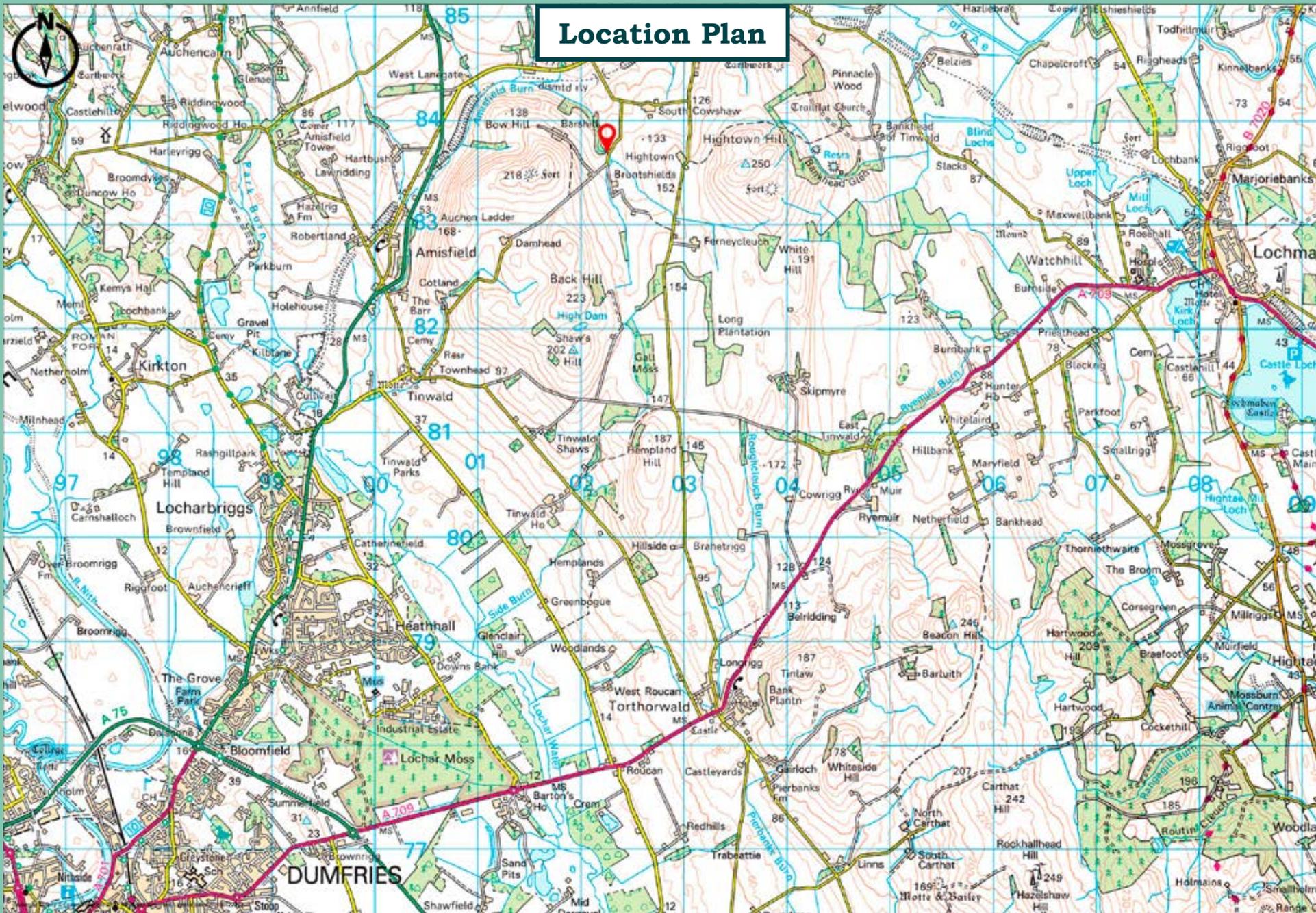
Lochmaben, Lockerbie, DG11 1SQ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LAIGHTOWN COTTAGE

Lochmaben, Lockerbie, DG11 1SQ

Dumfries 7 miles, Lockerbie 9 miles, Carlisle 35 Miles, Glasgow 72 Miles, Edinburgh 69 Miles

A CHARMING RESIDENTIAL SMALLHOLDING UTILISED AS A SUCCESSFUL PET BOARDING BUSINESS SITUATED IN A PICTURESQUE AREA OF DUMFRIES & GALLOWAY

- CHARMING & WELL MAINTAINED TRADITIONAL THREE BEDROOM COTTAGE
- RANGE OF FULLY FITTED KENNEL BUILDINGS
- MATURE GARDEN GROUNDS
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS
- EPC – E (53)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Katie Braidwood
Braidwoods Solicitors
1 Charlotte St
Dumfries
DG1 2AG
Tel: 01387 257272



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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



Sale Plan



INTRODUCTION

Laightown Cottage is conveniently located about 7 miles from the busy market town of Dumfries and about 9 miles from Lockerbie. Laightown Cottage is a traditional well-presented detached property with no immediate neighbours, surrounded by the stunning countryside of Dumfries & Galloway.

Laightown Cottage has been well maintained and incorporates all fixtures and fittings associated with modern family living. The cottage benefits from three-bedroom accommodation and is nestled within its own mature garden grounds. At present, the current owners run a successful pet boarding business from the property and set back from the cottage there are three generous kennel buildings, which are fully fitted, offering all modern facilities and benefit from a dedicated laundry, office and storage spaces.

The nearest local services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

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.

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. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Laightown Cottage are sought in excess of: £320,000

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



LAIGHTOWN COTTAGE

Laightown Cottage is of traditional construction set under a slated roof. The accommodation is arranged over a single floor, briefly comprising:

- **Kitchen**

With a generous range of cottage style floor and wall units, integrated dishwasher and fridge, built-in cupboard, sink & drainer, windows to three sides.



- **Sitting Room**

With a multi-fuel stove set on a tiled hearth, two windows to the front.

- **Front Entrance Hallway**

With window to the front.

- **Double Bedroom 1**

With full-length built-in wardrobes, window to the front.

- **Double Bedroom 2**

With double aspect windows and built-in wardrobes.

- **Inner Hallway**

- **Double Bedroom 3**

With window to the side.

- **Sunroom**

With patio doors to paved patio area.

- **Family Bathroom**

With a range of modern sanitary ware, bath with shower over.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

- Mains water & electricity
- Private drainage
- Oil fired central heating system
- Multi-fuel stove
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

The cottage is surrounded by its own garden grounds, which are mainly made up of lawns, mature shrubs and specimen trees. The area occupied by the kennel buildings is fenced off from the garden grounds with timber fencing, providing security and privacy for the dwellinghouse.

THE OUTBUILDINGS

Laightown Cottage benefits from a range of modern outbuildings, which are currently utilised for a successful pet boarding business. The outbuildings benefit from independent supplies of power, water, drainage and heating. These outbuildings accommodate a number of kennels, office space, laundry rooms, storage space and outdoor runs.

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, **Katie Braidwood, Braidwoods Solicitors** for a definitive list of burdens subject to which the property is sold.

LAIGHTOWN COTTAGE COUNCIL TAX

Band E.

RATEABLE VALUE (BOARDING KENNELS)

£2,125 effective from 01-APR-17

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.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

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.





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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 April 2022





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