

Stevenson & Johnstone

solicitors and estate agents

1 & 2 RAEBURNHEAD COTTAGES Kirkpatrick Fleming Lockerbie



Raeburnhead Cottages are situated in a rural location close to the village of Kirkpatrick Fleming and within easy access of the M74/M6 motorway. These two 2 bedrooomed properties are to be sold as a whole and with approximately 10 acres of grazing ground and an American Barn with 6 stable compartments this would be ideal for equestrian use or as a small holding.

Offers Over £295,000.00

Features

Each Cottage has Entrance Hall. Living Room. Kitchen. Bathroom. 2 Double Bedrooms. Garden Ground. Storage Sheds. Double Glazing. Oil Fired Central Heating. Calor Gas Supply. Various Livestock Sheds. Cottage 2 has a large conservatory. 10 Acres of Grazing Ground divided into Paddocks.

Property Shop
38 High Street
Langholm
Dumfries & Galloway
DG13 0JH

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Cottage 1: Entrance Hall:-

Double glazed entrance door. Wall mounted fusebox. Doors to living room and bedroom 1.

Bedroom 1: 13' 4" x 10' 8" (4.05 x 3.25)

Double glazed windows to front and back. Radiator. 2 double sockets. Folding door to en-suite shower room housing corner shower unit with mira shower system. Tiles to 3/4 walls. W.C. Extractor fan.

Living Room: 13' 4" x 11' 5" (4.05 x 3.50)

Gas stove effect fire set in varnished stone hearth and surround with wood mantle. Double glazed window to front. Radiator. T.V. point. Telephone socket. 2 double sockets. Door to kitchen.

Kitchen: 15' 7" x 7' 5" overall (4.75 x 2.25)

Fitted floor and wall units. Gas hob and electric oven. Cooker hood. dishwasher. Composite sink and drainer. Tiles to part walls. Radiator. 6 double sockets. 1 single socket. Cooker point. 3 double glazed windows. Central heating thermostat. Plumbed for washing machine. door to rear hallway.

Rear Hallway:-

Access to insulated loft space. Tiled walls with coat hanging facilities. Double glazed door to rear.

Bathroom: 7' 9" x 5' (2.35 x 1.50)

Jucuzzi bath. W.C. Wash hand basin set in vanity unit. Full tiles to walls. Down lights. Radiator. Double glazed window to side. Extractor fan.

Bedroom 2: 13' 7" x 9' 1" (4.15 x 2.75)

Double glazed window to side. Radiator. 1 single socket. 1 double socket.

Cottage 2: Entrance Hall:-

Double glazed entrance door. Electric meter and fuse box. Door to living room and bedroom 1.

Bedroom 1: 10' 10" x 13' 3" (3.30 x 4.05)

Double glazed window to front. Radiator. 2 double sockets.

Living Room: 12' x 13' 3" (3.65 x 4.05)

Open fire set in wrought iron surround with tiled hearth. Radiator. Shelving to fireplace wall. Dado rail. Double glazed window to front. T.V. point. 2 double sockets. Door to kitchen.

Kitchen: 15' 1" x 14' 2" overall (4.60 x 4.30)

Fitted floor and wall units. Gas hob and electric oven. Cooker hood. One and half stainless steel sink and drainer. Plumbed for washing machine. Part tiles to walls. Tiles to floor. Airing cupboard housing central heating boiler. Door to conservatory. Tiled area at rear door with coat hanging facilities. Double glazed door to rear.



Shower Room:-

Wash hand basin. W.C. Circular shower cubicle with variable heads, seat, back massager and radio. Radiator. Full tiles to walls.

Bedroom 2: 14' 1" x 8' 10" (4.30 x 2.70)

Radiator. Double glazed window to side. 2 double sockets.

Conservatory: 12' 9" x 18' 2" (3.90 x 5.55)

Large Upvc conservatory with perspex roof. 2 x radiators. 4 double sockets. Double doors to side.

Outside:-

To the front of the property there is garden ground and vegetable plots bound by a hedge with gravelled pathway in front of houses. Shrub beds to the side and gate to side lane. Calor gas supply. To the rear is a gravelled area with raised shrub bed. Lawn edged with shrub beds. Storage shed. Greenhouse. 2 x oil tanks. Gate leads to yard/parking area. Large timber built Dutch Barn with 6 stable compartments. Further timber built stable/stock shed. Various storage sheds. 10 acres of grazing ground currently divided into paddocks.

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General

Address:

1 & 2 RAEBURNHEAD COTTAGES
Kirkpatrick Fleming
Lockerbie
Dumfries & Galloway
DG11 3BA

Amenities:

Mains water and electricity. Private septic tank drainage. Oil fired central heating. Calor gas supply. Full double glazing.

Extras:

All carpets and floor coverings throughout both properties are included in the sale price together with the cooking appliances in both cottages and the dishwasher in cottage 1.

Entry:

By arrangement

Price:

Offers Over £295,000.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Location:

The property lies on the B6357 approximately 1 mile from Kirkpatrick Fleming.

Directions:

From the M74 North bound come off at the junction for Kirkpatrick Fleming. At the mini roundabout take a right turn onto the B6357 towards Canonbie. After approximately 1 mile turn right at signpost for Raeburn Stud. Raeburnhead Cottages are the first buildings on the right hand side.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.