

# Stevenson & Johnstone

solicitors and estate agents

**RAEBURNSIDE Eskdalemuir**



**Traditional stone built 1 bedroomed cottage and former outbuilding requiring some further upgrading and situated in just under 2 acres of land in a remote rural location with idyllic views over the surrounding farmland. Large floored attic with potential to form further bedrooms subject to planning permission.**

**Fixed Price £235,000.00**

## **Features**

**Entrance Hall. Dining/Kitchen/Livingroom. Utility. Bathroom. Toilet. Bedroom. Sun Room. Large Floored Attic (divided into 3 rooms). Oil Fired Aga. Partial Double Glazing. Large Garden Grounds.**

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## **Entrance Hall:-**

Tiles to floor. Under stairs storage cupboard. Shelved area. Down lights to ceiling.

## **Living/Kitchen: 15' 6" x 26' 3" (4.70 x 8.00)**

Wood/glass panelled door to front garden. Large stone built hearth with open fire. Tiles to floor. Down lights to ceiling. Stainless steel sink and drainer. Double glazed window to front. Oil fired Aga. Fitted floor units. Plumbed for washing machine. Cooker point. Clothes pulley. Door to utility room.

## **Utility Room: 5' 6" x 7' 5" (1.65 x 2.25)**

Window to rear. Tiles to floor. Door to Toilet. Door to bathroom.

## **Toilet:-**

W.C. Wash hand basin. Skylight.

## **Bathroom:-**

Bath. Wash hand basin. Window to side.

## **Bedroom: 11' 5" x 15' (3.50 x 4.55)**

Tiles to floor. Large double glazed window to front. Multi-fuel stove. Door to box room.

## **Stairs to 1st Floor Landing:-**

Shelving at half landing. Wood flooring. Velux window.

## **Attic Room 1: 11' 8" x 10' 7" (3.55 x 3.20)**

Coombed ceiling. Wood floor. Velux window. Down lights to ceiling.

## **Attic Room 2: 9' 8" x 10' 7" (2.95 x 3.20)**

Coombed ceiling. Velux window. Wood floor. Door to attic room 3.

## **Attic Room 3: 15' 8" x 10' 7" (4.80 x 3.20)**

Coombed ceiling. Velux window. Wood floor.

## **Sun Room: 14' 7" x 7' 6" (4.45 x 2.30)**

Access to this room is currently via a door to the rear of the property. Double glazed windows to front and side.

## **Outside:-**

The property is situated in grounds of just under 2 acres.

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## General

### Address:

RAEBURNSIDE  
Eskdalemuir  
Dumfries & Galloway  
DG13 0QT

### Amenities:

Mains electricity. Private water and drainage.

### Council Tax:

Valuation Band D.

### Entry:

By arrangement

### Price:

£235,000.00

### 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.

### Directions:

From Langholm take the B709 towards Eskdalemuir. Once into the village and before crossing the river Esk take the turning on your right towards Clerkhill Farm. On approaching the farm take the second on the left and follow this track from approximately two and a half miles. Raeburnside is the third property on the left 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.