

Stevenson & Johnstone

solicitors and estate agents

MOORLANDS COTTAGE SPRINGFIELD Gretna



Rare opportunity to purchase conveniently located smallholding lying just to the North of Gretna. The property comprises a 3 bedroomed cottage of traditional construction with range of stabling, looseboxes, outbuildings and land extending to approx 16.09 acres. Ideal for anyone with equestrian interests.

Offers Over £450,000.00

Features

Large Entrance Porch. Large Kitchen. Living Room. 3 Bedrooms. Bathroom. Garden. Loose Boxes. Large Barn. Outbuildings. Outdoor School Area. 16.09 acres of land some sectioned into paddocks.

Property Shop
38 High Street
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Entrance Porch: 12' 1" x 8' 7" (3.65 x 2.60)

Large fully double glazed porch. 1 double socket. Wall light. Storage cupboard. Door to kitchen.

Dining/Kitchen: 14' 4" x 13' 4" (4.35 x 4.05)

New fitted floor and wall units. Stainless steel sink and drainer. Plumbed for washing machine. Cooker point. T.V. point. Heating controls. Door to living room. Door to inner hall.

Living Room: 15' 5" x 12' (4.70 x 3.65)

Open fire set in stone fireplace. Pine panelling to fireplace wall. Large picture window to front garden. Radiator.

Inner Hall

Airing cupboard. 1 single socket. Access to loft space (part floored).

Bathroom:

Bath, W. C. Wash hand basin. Shaver point. Radiator. Part tiles to walls.

Bedroom 1: 14' 3" x 10' 11" (4.35 x 3.35)

Built-in double wardrobes, linen cupboards and vanity with light. Radiator. Window to side.

Bedroom 2: 15' 6" x 9' 11" (4.75 x 3.00)

Built-in wardrobe. Window to front. Radiator.

Bedroom 3: 13' 2" x 10' 4" (4.00 x 3.15)

Built-in wardrobe. Radiator. Window to front.

Garden

Fenced garden to front and rear of property consisting mainly of lawn. Fish pond feature to rear garden.

Outbuildings

Large 30' x 60' barn to side of property. Loose boxes for up to six horses. Hay loft. Various storage areas.



Land

Outdoor schooling area. The land is well drained and to rear and side of property is 5 acres sectioned into 4 paddocks. To the front of property the land is divided - approximately 3 acres for grazing and a further 7 acres laid up for hay.



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General

Address:

MOORLANDS COTTAGE
SPRINGFIELD
Gretna
Dumfries & Galloway
DG16 5HN

Amenities:

Mains water and electric. Septic tank drainage. Oil fired central heating. Full double glazing.

Extras:

All carpets and floor coverings are included in the sale.

Entry:

By arrangement

Price:

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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.

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.