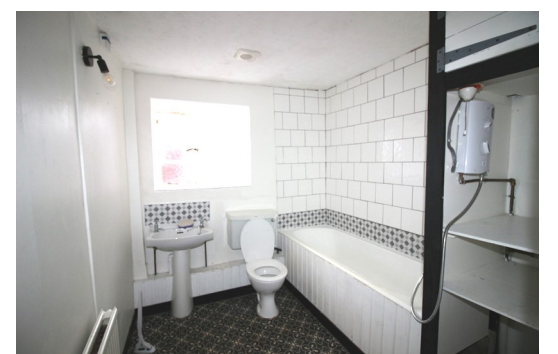




Drumwell Cottage, Hightae

Guide Price £165,000



Property Description



Drumwell Cottage c. 1733 is a traditional cottage situated in Hightae, one of the Royal Four Towns, near to Lockerbie. Owning a property in a Royal Four Town gives the residents fishing rights to fish in the River Annan. Hightae itself is a thriving community, offering the best of rural living and yet only three miles from the nearest town of Lochmaben.

The property itself benefits from double glazing on most windows and lpg heating with wood burning stove in the living room..

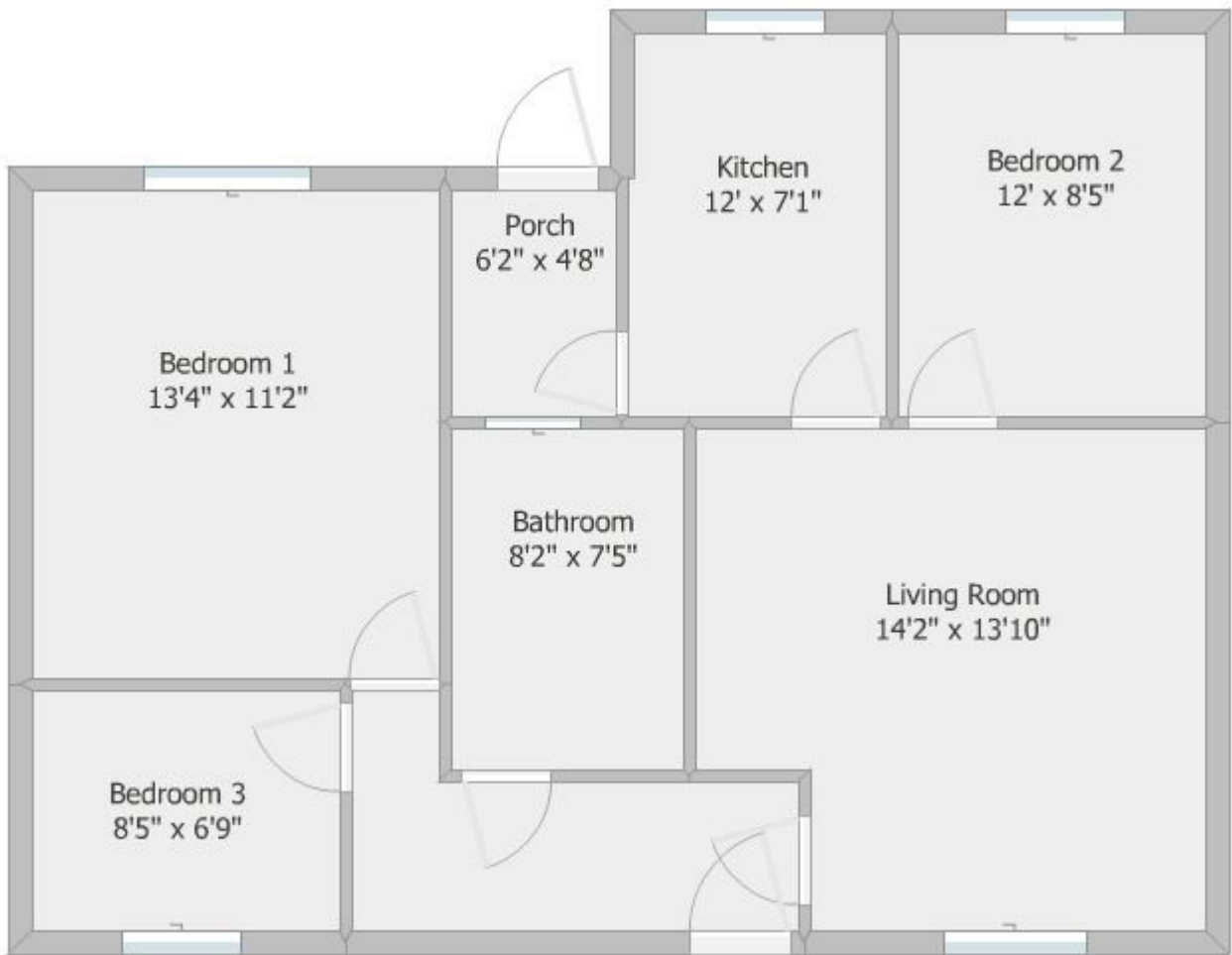
Entering the property through the front door into the spacious hall which gives access to most rooms. The front aspect living room has a traditional beamed ceiling, wood burning stove and parquet flooring. The kitchen is modern with base and wall units and integrated oven and hob. Access into the rear porch which has plumbing for washing machine and door to outside.

The second bedroom / dining room is off the living room.

Returning to the hall there is a bathroom and access to the small bedroom to the front and the large bedroom to the rear.

A shared access road from the High Road leads to the cottage. At the front there is off road parking and access to the carport and garage. The rear garden is mainly laid to lawn with mature shrubs and a covered seating area at the back door.

Viewing is highly recommended to appreciate the potential that this property offers.



Measurements:

Living Room:	14'2" x 13'10"
Kitchen:	12'0" x 7'1"
Porch:	6'2" x 4'8"
Bedroom 2:	12'0" x 8'5"
Bathroom:	8'2" x 7'5"
Bedroom 1:	13'4" x 11'2"
Bedroom 3:	8'5" x 6'9"

Viewings

Strictly by appointment with
Selling agent.

Home Report access

<https://homereports.survpoint.co.uk/g7xj2wnrcx>

This sketch is not to scale and is intended for illustrative purposes only.

Postcode	Home Report	Water	Electricity	Drainage	Heating	Council Tax	EPC	Internal Area
DG11 1JS	Available	Mains	Mains	Public sewer	LPG	Band D	F	67 sq.m

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.