



39 High Street, Brydekirk, DG12 5LY

Offers over £250,000



3 Bedroom Cottage providing ample living space, large back garden, Summer House providing spectacular views of the countryside.

3 Bedroom Cottage providing ample living space, large back garden, Summer House providing spectacular views of the countryside. The cottage is situated in a small Annandale village only 10 minutes from Annan which provides Local Amenities, Primary Schools, High Schools, local cinema and links to public transport. The Cottage has a central heating system via an Oil Fired Warm Flow Boiler. Viewing is essential to appreciate the Cottage.

ENTRANCE HALL – 4.93 X 1.31M

Wooden front door with glass insert, carpeted flooring from entrance into the hall, attic hatch, single radiator

LIVING ROOM – 4.57m x 4.63m

Double glazed windows to the front of the property, carpeted flooring, Log Burner with brick fire place and slate hearth, wooden ceiling beams, chandelier light fitting, two large radiators

LOUNGE/DINING ROOM – 4.64M X 5.20M

Double glazed windows to the front of the property, large radiator, Log burner with tiled hearth, carpeted flooring, chandelier light fitting

SUNROOM – 2.26M X 10.84M

Tiled flooring, double glazed windows to the back of the property and patio doors opening onto the back garden, under window radiators, multiple ceiling and wall light fittings, panelled wall with serving arch leading into the kitchen



### KITCHEN – 4.79M X 3.07M

Tiled flooring, ample units and worktop space, tiled splash back. Undercounter built in Fridge, freezer, integral dishwasher, halogen hob and double oven with grill, double light fittings, sink with drainer, double glazed window to the back of the property, single radiator



### BEDROOM 1- 4.64M X 3.42M

Double bedroom, Double glazed window to front of the property, built in wardrobe, carpeted flooring, alcove with shelving, flex light fitting, medium radiator

### BEDROOM 2 – 4.68M X 3.99M

Double bedroom, double glazed window to front of the property, radiator, built in wardrobe and dressing table, carpeted flooring, flex light fitting



### HALL – 5.54 X 0.93

laminate flooring, spot lights, access to cloakroom with plumbing for washing machine, attic hatch, large double radiator,

### SHOWERROOM – 2.82M X 1.17M

White WC, sink and bidet, double shower cubicle with MRA electric shower, tiled walls and flooring, heated towel rail, spot lights, hidden storage/ airing cupboard, double glazed frosted window to back of property



### BATHROOM – 2.29M X 1.57M

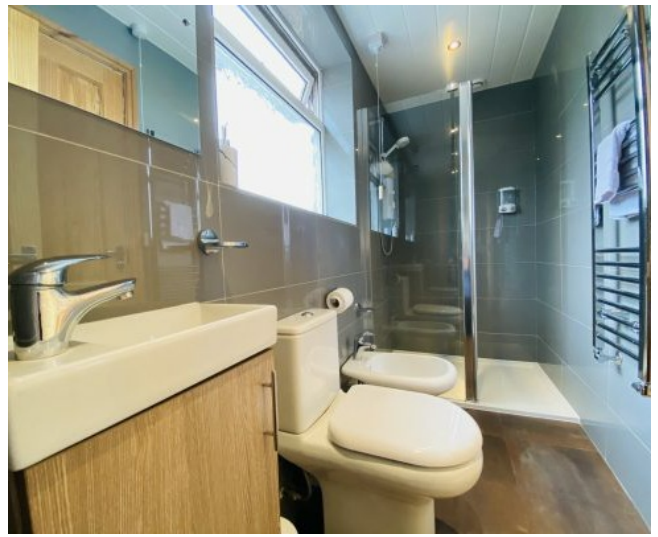
Tiled walls, non slip flooring, bath with overhead Triton electric shower, white WC and sink, built in units, heated towel rail and single heater, spot lights, double glazed window to the back of the property

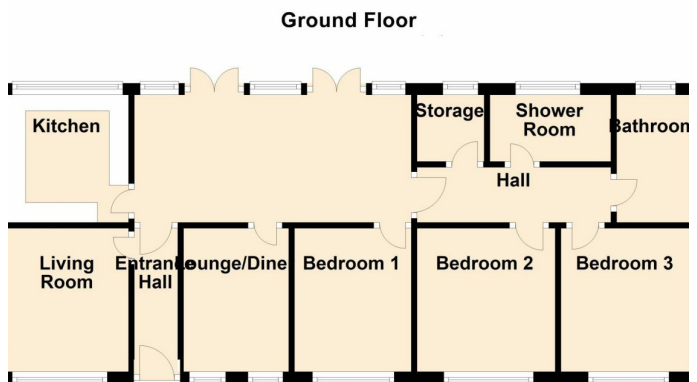
### BEDROOM 3 – 3.44M X 4.44M

Double bedroom, built in wardrobe and dressing table, carpeted flooring, flex light fitting, double glazed window to the front, single radiator

### OUTSIDE

On street parking, side gate entrance to back garden, the garden has 3 areas comprising of lawn with gravel and drying area, decking patio and pond with summerhouse looking onto the peaceful countryside. the small tool shed and greenhouse are included in the sale. The garden is surrounded by mature hedges, shrubs and fruit trees.







# BRAIDWOODS

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