



Fulton Cottage, Amisfield, Dumfries

Offers over £155,000



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Delightful two bedroom Cottage with secure back garden and driveway

The property is situated just before Ae Village which offers country walks, clay pigeon shooting, the famous 7 Stanes mountain bike trails with Ae Bike Shop and Café, The property is just under 7 miles from Dumfries with the bus stop only 100 metres from the front door and 20 minutes from the M74 great for commuting. The Cottage is only 2 miles from SRUC Campus (formerly Barony College). The property has the most amazing views across the Ae Hills and farmland.

The property comprises of entrance hall, living room, kitchen, bathroom and two bedroom.

KITCHEN – 3.44M X 2.35M

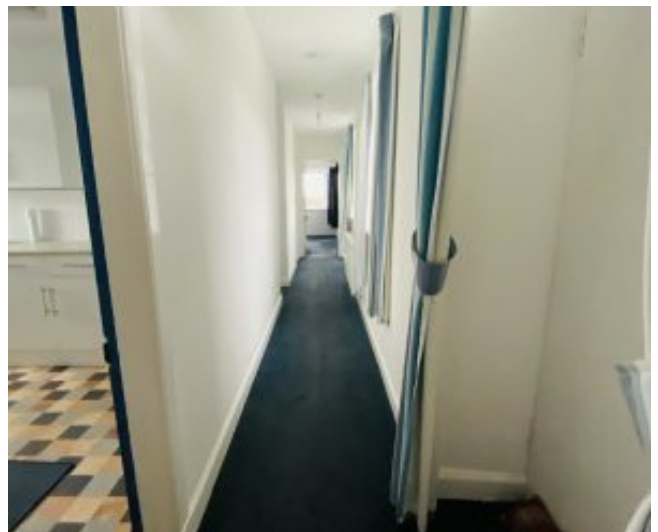
Wooden back door, laminate flooring, tiled splash back, pantry, window looking out the back of the property, strip lighting, worksurface, wall and base units, plumbing for washing machine, radiator, storage cupboard.

HALL – 0.39M

Wooden front door, windows, radiator, fitted carpet, attic hatch, light fitting.

LIVING ROOM. – 4.59M X 3.53M

Open fire place with mantelpiece and hearth, windows to the side and front of the property, light fitting, storage cupboard, radiators, fitted carpet.



BATHROOM 1.67M X 2.51M

Bathroom suite comprising WC, wash hand basin and bath with electric shower, laminate flooring, respatex splash back, radiator, opaque window to the back of the property.

BEDROOM 1 – 3.35M X 3.43M

Decorative fire place, fitted carpet, radiator, cupboard with shelves, window looking out to the hills of Ae, light fitting.

MASTER BEDROOM – 3.27M X 4.57M

Decorative fire place, window to the side and front of the property, light fitting, fitted carpet.

OUTSIDE

Laid with lawn, mature hedges surrounding the property with addition of a farmer fence, secure gated entrance, shed and storage box, oil tank, gravel drive to the side and back of the property.

NOTES

The property has had a new boiler fitted, is heated by Oil, has been fitted with fiber optic internet.



CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





Ground Floor





BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

T: 01387 257 272 | E: web@braidwoods.com

