

Guide Price £100,000

Bridgend Cottage, Dunreggan, Moniaive



McJerrrow & Stevenson

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& Stevenson

Property Description

INVESTMENT OPPORTUNITY. Property with sitting tenant.

We are pleased to present this semi detached cottage to the market for sale. The property has open countryside views to the rear and has a parking area at the front.

Moniaive nestles in stunning countryside where the three glens of Craigdarroch, Dalwhat and Castlefairn meet. It's a bustling village with a long history and strong community spirit. It has always been popular and notable visitors.

Moniaive has been named best overall small village in the Nithsdale in Bloom competition five times in a row, from 2006 to 2011 and has the titles of Festival Village and Comic Book Village.

The property benefits from double glazing and electric heating.

Entering the property into the front hall with cupboard. The double aspect living room has a woodburner stove. The bedroom has window to the rear. The inner hall gives access to the shower room and the kitchen and has a door to the rear.

There is a store /small garage at the front with space beside for parking. The area at the rear is laid in gravel with open views to the countryside.

Viewing is highly recommended.



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

Measurements:

Living Room:	14'07" x 10'0"
Kitchen:	7'11" x 7'05"
Shower room:	6'10" x 6'0"
Bedroom:	10'11" x 9'07"

Viewings

Strictly by appointment with Selling agent.

Home Report

Please request a copy

Notes

Investment opportunity as the property is being sold with tenant.

Postcode	DG3 4HQ
Home Report	Available
Water	Mains
Electricity	Mains
Drainage	Mains
Heating	Electric
Council Tax	Band A
EPC	
Internal Area	Sq.m