



The Woodlands, Annan Road, Hightae

Guide Price £300,000



Measurements:

- Living Room: 14'10" x 12'06"
- Sitting Room: 18'05" x 14'10"
- Sun Room: 13'05" x 6'10"
- Kitchen: 26'09" x 7'04"
- Bathroom: 9'07" x 4'10"
- Shower Room: 8'05" x 3'04"
- Bedroom 1: 14'05" x 11'02"
- Bedroom 2: 14'10" x 10'03"
- Bedroom 3: 14'10" x 9'08"
- Cupboard: 10'02" x 4'10"

Postcode	DG11 1JY
Home Report	Available
Water	Mains
Electricity	Mains
Drainage	Septic Tank
Heating	Oil
Council Tax	Band D
EPC	E
Internal Area	138 Sq.m

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

Property Description

We are pleased to present this detached rural cottage to the market for sale. The property is situated on the B7020 between Hightae and Dalton and is set in a large mature garden with ample off road parking.

The nearest large town of Lockerbie, which is close to the M74 motorway offers easy commuting links to both north and south by road and with regular, direct, rail links to Edinburgh, Glasgow and Carlisle and has local shops and amenities including highly regarded primary and secondary schools.

The property benefits from double glazing and oil central heating.

Entering the property into the front hall with large store cupboard which has the attic hatch. Bedroom 2 is on the left and the bathroom is to the rear. The door on the right opens into the living room with fireplace and doors into the kitchen and the sitting room. The sitting room has a fireplace, sliding doors into the sun room and a door into the inner hall. The kitchen is a galley style kitchen with base units and a multi fuel stove, door into the porch and door into the inner hall. The inner hall gives access to Bedroom 1, Bedroom 3 and the shower room.

The garden, which surrounds the house, is large with mature shrubs and trees and lawns. There is a garden shed. There is also a brick built store attached to the end of the house. Ample off road parking through the gate.

Viewing is highly recommended to appreciate the potential this property has.

