

# ROSE COTTAGE

CLARENCEFIELD, DUMFRIES, DG1 4NF



Detached, generously proportioned cottage in popular Dumfriesshire village of Clarencefield. Distant sea view. The village benefits from many amenities such as recreation/football field, bowling club, tennis courts, pub and weekly post office. Readily accessible woodland walks. Situated on a regular bus route and just twenty minutes drive from either Dumfries or Annan town centres.

- Living Room
- Kitchen
- Dining Room
- 3 Double Bedrooms
- Utility/Sun Room
- Outdoor Store
- Large enclosed garden
- Driveway
- Oil Fired Heating

Offers Over £165,000.00

# Rose Cottage

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Entering through UPVC and glass door to a hall/porch. Tiled floor. Central light fitting. Curtain track. Telephone point.

Timber and glazed door leading to the large bright hallway. Carpeted. Light fittings. Smoke alarm. Shelves. Curtain track. Very large storage cupboard housing water tank.

### Living Room (5.14 m x 4.39 m)

Three timber steps down from hallway. Large bright room with lovely high ceiling. Patio doors to garden. Window to side. Large log burner with stone tiled hearth. Carpeted. Central light fitting. TV point.

### Dining Room (4.93 m x 4.28 m)

Bright dining room. Laminate flooring. Window to front. Wooden venetian blind. TV point. Loft access. Smoke alarm. Central light fitting.



### Kitchen (4.72 m x 2.86 m)

Range of painted shaker style units with wooden effect work surfaces. Stone tiled floor. Stainless steel sink and drainer. Integrated electric oven and hob. Space for dishwasher and fridge. Hanging rails for pans etc. Integrated shelved unit. Windows to front and side with deep sills. Central light fitting. TV point. Loft access. Timber door to utility room.



### Bedroom 1 (4.47 m x 4.17 m at widest points)

Large, bright double bedroom. Carpeted. Windows to the front and to the side. Central light fitting. Down lighter switch. TV point.



### Bedroom 2 (4 m x 3.63 m at widest points)

Large double bedroom which is currently being used as a studio. Window to rear. Central light fitting. Curtain pole. TV point. (Carpet available)

### Bedroom 3 (5.44 m x 3.24 m)

The largest of the three bedrooms. Double room. Carpeted. Glazed external door. Meters. Loft access. Two light fittings. Curtain poles.



### Bathroom (1.68 m x 2.81 m at widest points)

Wash hand basin, W.C and bath in white. Gainsborough PS1200 shower over bath. Tiled walls. Tiled effect vinyl floor. Shaver point. Extractor. Mirrored cabinets. Frosted glazed window to rear. Curtain pole.

### Utility/Sunroom (3.63 m x 3.18 m)

Bright sun room which is currently being used as a utility room. Space for fridge freezer, washing machine and tumble drier. Double glazed all round. Carpeted. Spot light track. UPVC and glazed door to garden.

### Garden

Large, totally enclosed garden leading round the property. Lawn. Patio. Greenhouse. Rotary Clothes Drier. Outside tap. Outside lights. Oil tank. Wood store. Stone outbuildings. Large wooden shed. Hedge, gate and pathway to the front door. Wooden gates to drive way. Access is by means of a private, unmade lane.

### Cellar

Stairs down from utility room to large cellar providing excellent storage space. Boiler at top of stairs.

### Viewings

Strictly by appointment. Please contact the Selling Agents on 01387 240044 to arrange a viewing.

### Offers

Offers should be submitted to the Selling Agents in Scottish Legal Form. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.

### Home Report

A Home Report is available for this property. Please contact the Selling Agents for details of how to access it.

### EPC Rating - E

**COLLEDGE & VAUGHAN**  
SOLICITORS & ESTATE AGENTS

### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.

Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.

The photographs have been taken with a digital camera using a wide angled lens.

While the Particulars have been carefully compiled and are believed to be accurate no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom.

None of the items included in the sale of working or running nature such as the central heating system installation or mechanical or electrical equipment (where include in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.