



37 George Street, Dumfries, DG1 1EB

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1 Railway Cottages, Cummertrees, Annan

2 Bedrooms | Offers over £150,000

Excellent, quirky and deceptively spacious two bedroom semi-detached cottage on generous plot in quiet coastal village. The property is located on a private road and is a short drive from Annan for local amenities and larger amenities at Dumfries. The beautiful Solway Coast can be easily accessed by walk and there are many other walks available. Easy distance of A75 north and south. The property is in need of some upgrading but offers excellent scope for development and has the potential for extension. Viewing is highly recommended.

EPC -E

General Information

The property is located in the small, quiet coastal village of Cummertrees which is approx. 4 miles from Annan, 13 miles from Dumfries and just round the corner from the coastal Old Spa village of Powfoot with fabulous open outlooks to Cumbrian Hills and beyond. The area is a popular tourist area and is steeped with a great amount of local history including the Cummertrees Parish. It is a great activity area with golf, course, many walks and fishing. Is also on a regular bus route.

Accommodation

PVC front door leading into Entrance Vestibule with door to WC and door into Dining Room.

WC

5'3" x 4'6"

1.61m x 1.40m

White WC and wash hand basin. Dimplex electric wall heater. PVC double-glazed window with display sill.

Dining Room

13'6" x 12'1"

4.14m x 3.68m

Bright room with sliding double-glazed patio doors leading garden area. PVC double-glazed window with display sill. Central heating radiator. Three double electric sockets. Door to Kitchen and Wall arch through to Living Room.

Living Room

17'8" x 15'4"

5.42m x 4.69m

Multi-fuel burner with back boiler which heats the central heating and water. Small access door to pipework. Central heating radiator. PVC double-glazed window with display sill. Two double and one single electric sockets. Telephone socket. Door to inner hallway.

Kitchen

8'6" x 10'11"

2.62m x 3.08m

White wall and floor units with tiling between. Matching larder unit. Ample worksurface area. PVC double-glazed window with display sill and roller blind. Stainless steel one and a half bowl sink with single drainer. Integrated ceramic hob and integrated oven and grill. Matching unit extractor fan. Central heating radiator. Plumbed for washing machine. Three double and one single electric sockets and hidden sockets for appliances. Door to Dining Area.

Inner Hall

Deep built in storage cupboard. Hatch to floored roof space with fold down ladder. Single electric socket. Doors to Bathroom and Two Bedrooms.

Roof Space

Loft hatch with fold down ladder. Lighting in roof space. There may be the possibility to extend up into the attic space with additional bedroom and en-suite. Prospective Purchasers should satisfy themselves to this.

Front Bedroom

13'2" x 12'1"

4.02m x 3.68m

PVC double-glazed window with display sill. Central heating radiator. Two single electric sockets. Wall recess with fitted shelving.

Back Bedroom

7'1" x 12'11"

2.16m x 3.69m

PVC double-glazed window with display sill. Central heating radiator. Telephone socket. Two single and one double electric sockets.

Bathroom

7'6" x 7'1"

2.31m x 2.16m

Bathroom suite comprising bath with over bath Triton electric shower and glass folding shower screen and tiled splash back, WC and wash hand basin. Central heating radiator. PVC patterned double glazed window. Wooden mirror fronted medicine cabinet will be included in the sale.

Garage

Large double garage with up and over door, power and light and large block built outhouse adjacent to garage.

Exterior

To the front a chipped area with gate leading to front door. Large, paved seating area to side extending down into corner orchard area. Fenced boundaries.

To the rear a chipped area.

Room Layout

This is for room layout purposes and is not drawn to scale

Included

Light fittings and blinds are all included. (There is no warranty given for any white goods included in the sale regarding condition or working order).

Services

The property has mains Electricity, water and drainage. The telephone line may be taken over subject to British Telecom Regulations.

Council Tax – C

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor. Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order. The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.





Floor Plans





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