



37 George Street, Dumfries, DG1 1EB

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## Glenburnie, Mouswald

2 Bedrooms | Offers over £180,000

Lovely two bedroom detached cottage which is oozing with character and is set in approx. 1 ½ acre woodland and garden ground as well as a small burn running through. The property is in an excellent location between Annan and Dumfries for amenities and is on commuter link. This property has excellent development potential and viewing is highly recommended.

EPC- C

Closing Date Set – Thursday 10th October, 2019 @ 12 noon

## General Information

The property is located in the rural village of Mouswald with Mouswald Parish Church on the B724 south of the A75. Situated in the middle of Annan and Dumfries this gives access to both for all local amenities including shops, restaurants/bars, leisure facilities and places of interest and commuter links. Easy access to A75 for access to further places of interest.

### Accommodation

Hardwood outer storm door leading into **Hallway**.

### Hallway

Hatch with fold down ladder into floored and insulated loft space. Central heating radiator. Fitted display area. Telephone socket. Smoke alarm. Glass pannelled door to **Living Room** and **Bedroom One** and Door to **Bedroom Two**.

### Living Room

13' x 15'7"

3.98m x 4.81m

Gas fire in tiles hearth. PVC double-glazed windows on two sides with wide display sills with shelved display area/bookcase under. Exposed beams. Built in floor to ceiling bookcase. TV aerial socket. Two double and two single electric sockets. Door with patterned glass panels into **Inner Hallway**.

### Inner Hallway

Built in storage cupboards with wooden sliding doors and top cupboards. Shelved airing area with space for small fridge with freezer (this will be included in the sale). Electrics and fuse box. Extensively wooden panelled walls. Door to side leading to **Garden**. Door to **Bathroom**.

### Kitchen/Diner

15'7" x 11'2"

4.81m x 3.42m

White fronted floor, drawer units, wine racks and work surface area. Island with floor units. Integrated breakfast bar. Stainless steel sink with single drainer and mixer tap. Central heating radiator. Soves five ring burner and oven. Tiled splash backs. Plubed for automatic washing machine. (washing machine, tunble dryer and fridge/freezer will be included in the sale). Hardwood double-glazed windows on two sides with display sills. Wood pannelled wall areas as well as fitted wood panelled storage cupboards. Three double electric sockets and hidden sockets for appliances.

### Bathroom

7'0" x 5'1"

2.16m x 1.58m

WC unit with joint wash hand basin and under cupboard. Double shower enclosure with glass sliding shower door. Full Respatex tiled walls. Hardwood double-glazed window with display sill and roller blind. Central heating radiator.

### Bedroom One

10'3" x 12'7"

3.41m x 3.90m

Quirky and attractive designed feature wood panelled storage and shelving unit with hidden storage. PVC double-glazed window with display sill and window seat with storage under. Central heating radiator. Two wall light fittings. Two double electric sockets .French door to **Conservatory** and Door to **En-suite**.

### En-Suite Shower Room

6' x 4.1"

1.83m x 1.27m

WC, wash hand basin and shower cubicle. Extensively tiled walls. Central heating radiator. Xpelair. Door to **Dressing Area** with shelving and hanging rails.

## Bedroom Two

9'9" x 8'72"

3.02m x 2.66m

PVC double-glazed window with display sill and built in shelves under. Small hatch to roof space. Central heating radiator. One double and one single electric sockets. Custom made bunk beds with top shelving. Matching desk and cupboard unit.

## Conservatory

11'2" x 17'2"

3.44m x 5.27m

Spacious and south facing room with dual aspect PVC double-glazed windows with top openers, display sill and Sanderson custom made blinds. Polycarbonate roofing. Two Dimplex electric heaters. Twin wall lights. Three double and two single electric sockets.

## Exterior

Double-gated entrance to chipped driveway with ample vehicle parking. Large grass area with Summerhouse at raised triangular point. Mature trees and shrubs. Hen coup. Paved south facing seating area. (Garden furniture and two garden storage boxes will be included in the sale). Boxed flower borders. Trellised walkways. Pathway to woodland area in which the owners had a children's play village. (The children's village was lovingly designed but would require to be restored). Two storage metal doored garages/sheds. A small burn runs through the grounds.

## 29ft Static Caravan – This will be included in the sale

Currently used by the current owners as accommodation when they have an overflow of family this static caravan has Living Room that can be adapted to add more sleeping accommodation. A small kitchen area with freestanding gas cooker and water immersion. A shower room and a double bedroom with fitted cupboards. (Please note that no warranties will be given for the static caravan).

Council Tax – Band D

## Services

The property has mains electricity, water and septic tank drainage. LPG Gas for fire and cooker. The telephone line may be taken over subject to British Telecom Regulations.

## 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.





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