A.M. Simpson & Son
SOLICITORS & ESTATE AGENTS

PROPERTIES FOR SALE – RESIDENTIAL & COMMERCIAL



COGRIEBURN COTTAGE, BEATTOCK, MOFFAT, DG10 9PP

RARE OPPORTUNITY TO ACQUIRE DETACHED COTTAGE IN RURAL SETTING, REQUIRES FULL RENOVATION THROUGHOUT.

ACCOMMODATION

PORCH; ENTRANCE HALL; LOUNGE; DINING ROOM; KITCHEN WITH ATTACHED STORE;

BEDROOM; BATHROOM

OUTSIDE

DRIVEWAY; GARDEN; DERELICT GARAGE; OIL TANK; BURN RUNS THROUGH GARDEN

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £80,000

EPC RATING G

14 WELL STREET, MOFFAT, DG10 9DP DX 556920 TEL: 01683 220118

Cogrieburn Cottage offers exceptional development and investment potential with scope to extend to the side or possibly construct a new dwellinghouse on the plot (subject to necessary planning consents). The property in current state requires full modernisation throughout, once completed will form a charming family home in a rural location.

Johnstonebridge is approximately 3 miles with Primary School, a Community Centre which operates Post Office (certain days) and regular bus service. Beattock village is approximately 4 miles has a Primary School incorporating Nursery facilities.

The town of Lockerbie is approximately 9 miles. Here you will find Lockerbie Academy, Primary and Nursery, Supermarket, Post Office, Garages, Hotels and Cafes as well as a number of sport pursuits. Lockerbie train station provides regular services to Glasgow, Edinburgh and Carlisle and is only a 15-minute drive away.

Moffat is approximately 6 miles and within easy reach of junction 15 on the M74, Prospective purchasers not yet acquainted with Moffat will be quickly drawn to the enduring appeal of this scenic town surrounded by rolling hills. Moffat offers various shops, hotels, Pre nursery, Primary and Secondary schooling, restaurants and sporting pursuits.

Cogrieburn Cottage offers the following accommodation:-

PORCH

uPVC partial glazed front door; windows to both sides; shelving; wooden door with fanlight above opens to:

ENTRANCE HALL

Spacious hallway with access to loft, lounge, sitting room, bedroom, bathroom and cloakroom. Overhead lights; cupboard housing fuse box, electric key fob meter; radiator. Door to right opens to:

DINING ROOM 4.77m x 4.13m

Good sized room with front facing window with shutters; overhead light; fireplace; door through to:-



KITCHEN 2.64m x 4.07m (both at widest)

Rear facing windows; stainless steel sink with drainer and mixer tap; floor units; space for dishwasher, washing machine; breakfast bar; built in shelving; striplight; combed ceiling; half glazed door through to



ATTACHED STORE 2.23m x 3.08m

Overhead light; shelving; access to front and rear.

From the main hallway,

LOUNGE 5.12m x 3.59m (both at widest)

Another good-sized room with front facing window with shutters and deep sill and smaller window to side; fireplace with brick surround; radiator; overhead light; television point.



CLOAK ROOM 1.31m x 1.79m

Overhead light; coat hooks; shelf.

BATHROOM 2.04m x 2.15m

Due to the condition of this room requires full modernization. Window to rear; partial WC; pipe work for wash hand basin; bath; radiator; overhead light; corrugated fiber cement sheeting roof.

DOUBLE BEDROOM 1 3.55m x 3.81m

Step up to this room which again is a good size. Side facing; curtains; radiator; overhead light.



OUTSIDE

Driveway; mature gardens with a selection of shrubs; to the rear a burn runs through the garden; oil tank; derelict garage (roof and door have been removed).



SERVICES

Electricity, mains water and private drainage.

HOME REPORT

The Home Report is available on request.

COUNCIL TAX BAND D

WHAT 3 WORDS: ///amount.ringside.kingdom

NOTE

In its current state of repair, and without central heating and domestic hot water provision, the property is considered to be unsuitable for mainstream mortgage lending. Accordingly, the purchase will be open to cash buyers only.

Possible extension or construction of a new build within this site maybe possible. Please consult Dumfries & Galloway Planning Department for further details.

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. A.M. Simpson & Son have prepared these particulars with care. We, as Agents, have not tested any structures, equipment, appliances, heritable fixtures, fittings, systems or services (Gas, Electrical or otherwise) and therefore cannot verify that they are sound, in working order or fit for their purpose. Prospective purchasers are advised to have *all* matters critical to their needs verified by their Solicitor, Surveyor or other appropriate advisor. Home Reports are the property of the seller and will be made available to genuinely interested purchasers only and a nominal charge will be made for the administrative costs of doing so. Measurements are approximate and for guidance only. In particular we caution against their use when assessing or ordering furniture, fitments, carpets etc. Where floor plans are drawn please note that they are not to scale and for illustrative purposes only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we shall be pleased, if possible, to check the information, particularly if you are contemplating travelling some distance to view the property.