



POLLOCK & MCLEAN



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**KIRKCUDBRIGHT COTTAGE,
MONIAIVE, DG3 4EN**



Beautifully presented detached cottage in glorious location only a mile from the conservation village of Moniaive and set in the heart of beautiful Mid Nithsdale.

Accommodation consists of: Lounge, Dining Kitchen, 2 Bedrooms, Bathroom, Double Glazing, Oil and Solid Fuel Central Heating, Garden.

OFFERS OVER £175,000

GENERAL

Moniaive is a conservation village set in the beautiful Cairn Valley in the heart of mid Nithsdale. The village supports a General Store, a Garage and Petrol Station, 2 hotels, an excellent Primary school and a Doctors surgery. There is a thriving bowling club, while an excellent 18-hole golf course, a wider selection of shops and secondary schooling is available at Thornhill, 8 miles to the east. The area is well known for its hill walking and fishing opportunities.

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance Vestibule and Hallway

4 steps up to the main door with beautiful stain glass feature panel. Frosted glazed panels. Coir matting. Central heating radiator. Hanging space. Glazed panelled door to the main hallway. The main hallway has fitted carpet, central heating radiator, 4 x 13 amp power points and shelved airing cupboard.

Lounge

15' 11" X 12'

Bright spacious room with beautiful views of the surrounding countryside. Wood burning stove which can also power the central heating inset on tiled hearth and stone mantelpiece. Two central heating radiators. Raised corner cupboard. TV aerial point. Telephone point. 10 x 13 amp power points. Fitted carpet.



View from the Lounge



Dining Kitchen

13' X 10' 9"

Beautifully presented kitchen with a wide range of work tops, base units and wall cupboards. Integrated microwave. Extractor fan. 1 1/2 bowl single drainer sink unit. Double glazed window to the rear with fitted roller blind and views of the countryside. Stable door to the garden. Natural wood flooring and coir matting. Hatchway to the loft which is fully insulated. Central heating radiator. 11 x 13 amp power points.



Bedroom 1
13' 4" X 11' 3"

Double glazed windows to the front and side with beautiful views of the countryside. Fitted wardrobe with hanging and shelving space. Central heating radiator. Fitted carpet. TV aerial point. 8 x 13 amp power points.



Bedroom 2
12' 11" X 10'

Double glazed window to the rear with beautiful views of the countryside. Central heating radiator. Fitted wardrobe with hanging and shelving space. Fitted carpet. 6 x 13 amp power points.



Bathroom
6' X 5' 6"

Bath with mains shower over, WC and wash hand basin. Double glazed window with fitted roller blind and views of the countryside. Central heating radiator. Wood effect laminate flooring.



Lean-to Boiler House

Housing the boiler and 2 x 13 amp power points.

Outside

The property sits in its own garden grounds which are principle laid in lawn with a wide selection of mature plants and shrubs all taking full advantage of the stunning countryside views. Outside water faucet. Garden shed included in sale. Gravel driveway. Paved pathway to the front door. Outside light.





Notes

1. Services: Mains water and electricity. Private drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG3 4EN
Council Tax Band C
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



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

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