

# 2 Meadowfoot, Wanlockhead, ML12 6XJ

## Offer Over £115,000



Detached cottage situated in rural location approximately 1 mile from the main village of Wanlockhead, a scenic village nestling in the Lowther Hills. Wanlockhead is Scotland's highest village and offer spectacular views over surrounding Countryside. The property benefits from oil central heating, garden and double glazing. The village has a fabulous lead mining Museum and Pub and is only approx 7 miles from the M74 at Abington. School, hotel, pub, golf course and shop in Leadhills village.



**POLLOCK & MCLEAN**  
SOLICITORS FOR YOU AND YOUR FAMILY

WWW.POLLOCKMCLEAN.CO.UK



Pollock & McLean  
41 Castle Street  
Dumfries  
DG1 1DU  
01387 255414

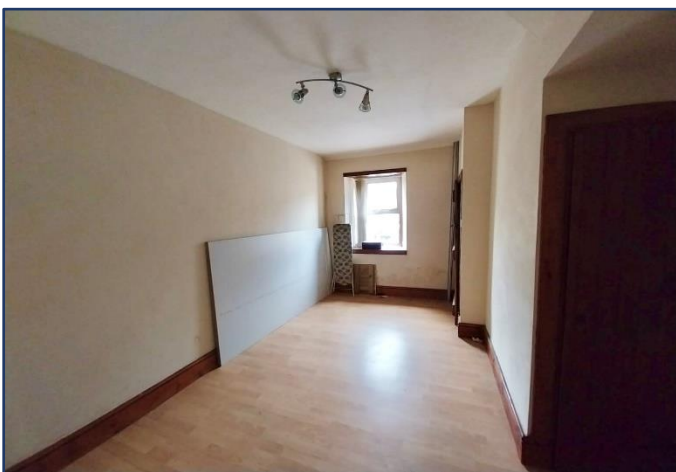


**Measurements (all approx. & longest & widest)**

Entrance hall – 2.23m x 1.38m  
 Porch – 3.52m x 1.66m  
 Bedroom 2 – 3.66m x 3.02m

Living Room – 4.56m x 3.97m  
 Bathroom – 2.49m x 1.79m  
 Box room – 3.05m x 2.32m

Kitchen – 4.63m x 2.48m  
 Bedroom 1 – 4.62m x 3.09m



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. All photographs have been taken using a wide angled lens.





Accommodation comprises:

- Entrance hall, cupboard housing electrics
- and coat hooks, doors to bedroom, living room and stairs to loft.
- Living room with wood burner with marble hearth and wooden mantel, shelves and window to the front.
- Fitted kitchen with wall and base units and marble effect worktops, sink and half with mixer tap and left hand drainer, integrated electric oven and four ring hob with extractor fan, part tiled, window to the side and window and door to rear porch.
- Rear porch with window and door to garden
- Good size bathroom with shower cubicle, bath, W. C. and wash hand basin, fully tiled and window to the rear.
- Master bedroom on the ground floor with window to the front and built-in cupboard.
- Stairs too attic accommodation, shelf and window to rear.
- Bedroom 2 with window to the front and built-in cupboard and box room with window to the front.
- Spacious garden with patio to the side, stairs to the rear leading up to a tear garden, stone ship, lawn, outside tap, clothes dryer, various shrubs and plants. Further garden to the front with parking and workshop.





View from the front of the property.