



The Cottage, Townfoot, Amisfield, Dumfries, DG1 3LG

Offers over £210,000

4 2 2

Distinctive four bedroom house and sun room surrounded by extensive mature garden.

This charming period property offers spacious living accommodation, a large garden and views over open countryside. The property is situated on the A701 on the edge of Amisfield Village which has its own primary school and is only 10 minutes from Dumfries Town Centre. Viewing is essential to appreciate this property.

The property comprises of entrance hall, four bedrooms one with ensuite, staircase, bathroom, living room, conservatory, dining room, kitchen and utility room.

#### ENTRANCE HALL – 2.58M X 3.83M

UPVC front door, fitted carpet, velux window, carpeted staircase with wooden banister, light fitting

#### MASTER BEDROOM WITH ENSUITE – 4.97M X 3.64M

Fitted carpet, light fitting, sash windows looking around the property, alcove with shelving, radiator, ensuite with WC and shower cubicle.

#### BEDROOM 2 3.06M X 4.95M

Fitted carpet, fitted wardrobe, radiator, light fitting, sash windows looking out to the front and the back of the property.





### BEDROOM 3 2.52M X 2.55M

Fitted carpet, sash window looking to the back of the property with amazing views across the countryside, light fitting, radiator.

### BEDROOM 4 4.84M X 3.52M

Fitted carpet, twin light fittings, sash windows, storage cupboard, radiator.

### LIVING ROOM – 4.78M X 4.95M

Fitted carpet, log burner, storage cupboard, chandelier light fitting, radiator, double doors going into conservatory.

### SUNROOM

Tiled flooring, surrounding windows, radiator light fitting, window looking into the kitchen.



### BATHROOM – 1.67M X 3.22M

Bath suite comprising of WC, wash hand basin, bath with mains shower, spot lighting fitted carpet, opaque sash window.

### DINING ROOM – 4.43M X 4.29M

Fitted carpet, log burner, sash windows, chandelier light fitting.

### KITCHEN – 2.78M X 4.61M

UPVC door to back garden continuous corium work surface, integrated oven, microwave, hob, fridge, dishwasher, range of wall and base units, sash windows, built in wine rack, tiled splash back, under window radiator, door leading to utility.

### UTILITY ROOM

Space for fridge freezer, plumbing for washing machine, sink, wall and base units, UPVC back door to back garden.

### OUTSIDE

The back garden is laid with lawn, has a number of mature trees, bushes and seasonal bulbs, a hidden vegetable garden, access ramp and has amazing views across the countryside. The Amisfield Burn runs along the boundary to the rear of the property.

### NOTES

The property is heated by Oil heating, has its own septic tank and has a separate area of parking.





## CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)  
[www.braidwoods.com](http://www.braidwoods.com)



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1 Charlotte Street, Dumfries, DG1 2AG

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