



Yew Tree Cottage, The Racks, Dumfries, DG1 4PU

OIRO £290,000

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This beautifully presented 4 bedroom cottage is situated on a substantial plot with large outbuilding suitable for various uses and potential development subject to permissions.

The property offers spacious living accommodation and is conveniently located a 5 minute drive from Dumfries where local amenities, Primary and Secondary Schools are available. In walk in condition the property must be viewed.

ENTRANCE HALL – 0.92M X 6.95M

UPVC front door, fitted carpet, radiator, attic hatch, twin light fitting, two storage cupboards.

LIVING ROOM / DINING ROOM – 9.39M X 4.21M

Fitted carpet small window in the living area, radiator, log burning stove with tiled hearth, patio doors opening onto the side garden, large window looking out over the countryside window, radiator, spotlights.

HALL – 9.29M X 0.92M

Fitted carpet, twin light fitting, large storage cupboard, radiator.



BEDROOM 1 – 4.45M X 2.47M

Fitted carpet, attic hatch, window looking out to the front of the property, radiator, spotlights.

BEDROOM 2 – 4.45M X 2.47M

Fitted carpet, attic hatch, window looking out to the front of the property, radiator, spotlights.

BEDROOM 3 – 2.98M X 4.36M

Fitted carpet, twin windows, radiator, light fitting.

WET ROOM – 2.03M X 2.97M

Nonslip flooring, WC, Wash hand basin, opaqued window, mains power shower with foldable shower screens, respatex walls, light fitting, radiator and heated towel rail.

BEDROOM 4 – 3.02M X 3.02M

Fitted carpet, window looking out to the front of the property, radiator, light fitting.



KITCHEN- 3.74M X 3.02M

Modern cream shaker style kitchen with floor and base units and wood effect worktop, Breakfast bar, tiled splash back, wooden flooring, large storage cupboard, plumbing for washing machine and dishwasher, window looking out to back of the property, UPVC back door.

OUTSIDE

Large tarmac driveway to back of the property, garden laid with lawn surrounding the property with flower beds, established vegetable garden. The property also has large workshop to the back.

NOTES

Central heating is provided by oil fired Worcester Greenstar Heatslave Boiler and is fitted with double glazing throughout.



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.







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