



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

E: [dfs@gmthomson.co.uk](mailto:dfs@gmthomson.co.uk)

T: 01387 731 931

F: 01387 257 266

Garage Cottage,  
Hightae,  
Lockerbie,  
Dumfries And Galloway.  
DG11 1JL

£850 Monthly \*



- Detached house
- Rural setting within a small village
- Spacious family home
- Four double bedrooms
- Spacious kitchen
- Enclosed rear garden
- Car port
- Oil fired central heating

Ref: PRA10523

## Viewing Instructions: Strictly By Appointment Only

### General Description

Garage Cottage is an attractive two storey detached house located in the village of Hightae. The property benefits from an enclosed garden to the rear, car port and courtyard. Internally there are four double bedrooms, kitchen, two reception rooms, bathroom and shower room. The layout and space available makes this property ideal for family living.

The property has oil fired central heating and double glazing throughout. It is available immediately and is unfurnished.

Landlord Registration Number: 23550/170/08280

LARN: 1812035

EPC Rating: F

---

### Accommodation

---



#### Kitchen (11' 1" x 17' 0") or (3.37m x 5.17m)

External door leads into the kitchen which has been freshly decorated and has a tiled floor, stainless steel sink with double drainer, dual aspect double glazed windows and plenty worktop and cupboard space.



#### Living Room (13' 6" x 13' 1") or (4.12m x 4.0m)

A good sized living room with external door which gives access to the enclosed rear garden. Fireplace with tiled surround and timber mantelpiece. Newly fitted carpet. Double glazed window overlooking front garden.



#### Dining Room (10' 10" x 8' 11") or (3.30m x 2.73m)

Conveniently located across the hall from the kitchen is the dining room with carpeted floor, double glazed window overlooking the driveway. This room could also be used as a snug or playroom.

---



### Bedroom 1 (13' 9" x 13' 5") or (4.20m x 4.10m)

The master bedroom is a large bright double bedroom with two double glazed windows, carpet, sink and built in cupboard.

---



### Bedroom 2 (9' 9" x 10' 0") or (2.98m x 3.04m)

The smallest of the four double bedrooms, with double glazed window overlooking the rear garden, carpeted floor and useful built in cupboard.

---



### Bedroom 3 (13' 5" x 10' 4") or (4.10m x 3.15m)

Double bedroom with large built in cupboard, dual aspect double glazed windows and newly carpeted floor.

---



### Bedroom 4 (10' 0" x 12' 0") or (3.06m x 3.65m)

The fourth bedroom is located on the ground floor and could be utilised as a home office if required. Double glazed window overlooking the rear garden, carpeted floor and built in cupboards and under stair storage cupboard.

---

### Shower Room (5' 8" x 6' 7") or (1.72m x 2.01m)

Shower room located downstairs with W/C, wash hand basin and shower unit. Frosted double glazed window.

---

### Bathroom (5' 5" x 9' 7") or (1.64m x 2.93m)

Bathroom located upstairs with WC, wash hand basin, bath and skylight window which floods the room with natural light.

---

### Pantry

Walk in pantry with shelving. A really useful space, located just off the kitchen.

---

## Outbuilding

There is a car port and two small outbuildings that are adjoined to the property.

---

## Garden

There is a secure garden to the rear laid down to grass with borders and a small paved area. To the front of the property is an attractive pathway leading to the front door with hedge and small lawn area.

---

## Viewing

All interested parties must complete an application form before a viewing can be arranged at the property. Please contact the office for an application form.

---

## Landlord registration number

23550/170/08280

---

## Agent Registration Number

1812035

---

## Services

Mains electricity, mains water, mains drainage, oil central heating.

EPC Rating:32

## Council Tax

Band E

---

## Directions

What 3 Words ///mocked.outbid.procured From Dumfries take the A709 to Lochmaben. Continue along Lochmaben High Street and take the right hand turn, signposted B7020 to Dalton and follow the road for approximately 2 miles. Take the first turning on the left into Hightae, just after the turning for Heck and continue for approximately half a mile, past the old Hightae Kirk and then Skairfield House. Garage Cottage located on the left hand side, approximately 100m before the T junction.

---



*£925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*