

**Dumfries**35 Buccleuch Street, DG I 2AB

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Abbeybank Cottage, New Abbey, Dumfries. DG2 8BU

£220,000



- Detached Cottage
- Attached garage
- Outbuilding
- 3.15 acres of agricultural land
- · Double glazing and oil central heating
- · Popular village location
- · Potential for self-sufficient living









Ref: PRA10850

Viewing Instructions: Strictly By Appointment Only











## **General Description**

Detached cottage with garden, garage, outbuildings and 3.16 acres of land. Situated on the edge of the village of New Abbey, Abbeybank Cottage is currently a modest one bedroom property, yet has the potential to be extended to create an attractive and useful smallholding.

The cottage benefits from double glazing throughout and oil fired central heating. There is an attached garage as well as an outbuilding and garden. There are two fields which accompany the property which would be well suited for self-sufficient living or equestrian interests.

Access to the property is taken by a driveway which is shared with Abbeybank.

NOTE: Abbeybank and Abbeybank Cottage are both available for sale either separately or together.

Abbeybank - Offers Over £400,000 Abbeybank Cottage - Offers Over £220,000 Abbeybank & Abbeybank Cottage - Offers Over £620,000

### Accommodation



## Entrance Hall (15' 1" x 4' 11") or (4.60m x 1.50m)

A bright and inviting entrance hallway which gives access to all rooms of the cottage. There is a handy storage cupboard, two double glazed PVC windows, carpet, ceiling light, smoke detector, radiator and the electrics are housed in a built in wall cupboard.



# Bedroom 1 (15' 1" x 12' 2") or (4.60m x 3.70m)

A spacious double bedroom with large double glazed PVC window to the front of the property and a small double glazed PVC window to the rear. There are two built in cupboards, one of which houses the hot water tank. The room is carpeted, has a ceiling light, smoke detector and radiator.



# Kitchen (8' 6" x 10' 2") or (2.60m x 3.10m)

The kitchen has modern base and wall kitchen units with wood effect worktop. There is an integrated electric cooker and hob with extractor fan above, stainless steel sink with drainer, double glazed PVC window to the rear of the property, ceiling light and a small radiator.

# Shower Room (6' 7" x 10' 2") or (2.0m x 3.10m)

Currently a shower room, but there is space for a bath, should this be required. Wash hand basin, toilet, corner shower cubicle, double glazed PVC frosted window, loft hatch, extractor fan, ceiling light and radiator.



## Living Room (12' 2" x 15' 1") or (3.70m x 4.60m)

The living room benefits from a large double glazed PVC window to the front of the property, there is a built in cupboard with shelving, picture rail, carpet, smoke detector, ceiling light and radiator.



### Garden

There are gardens surrounding the property as well as an additional area which runs alongside to the shared driveway.



## Garage

The garage, although in need of some work, could be a superb storage space, or alternatively could be extended into to create additional living accommodation, subject to the appropriate consents being obtained.



## Outbuildings

These attractive outbuildings contain two stores and a larger garage area. They have been well maintained with good quality timber doors and a slate roof.



#### **Fields**

There are two fields which are included in the sale of Abbeybank Cottage, totalling 3.15 acres. The fields are bound by either stone dyke walling or Rylock fencing. The external boundary of the fields is stockproof and a water trough is present.

#### Disclaimer

These particulars were prepared on 18th September 2024 and have been carefully compiled and are believed to be correct. Photographs were taken in September 2024. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.

### **Plans**

The plans attached to these particulars are based on Ordnance Survey data and are for reference only. Purchaser(s) will have deemed to have satisfied themselves as to the extent to of the property.

## Fixtures and Fittings

All standard fixtures and fittings are to be included in the sale. Whilst believed to be in working order no guarantee is given as to any fixture or fitting.

## Anti Money Laundering Regulation

The Money Laundering Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted the prospective purchaser(s)/occupier(s) will need to provide as a minimum proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

#### Offers

Offers for the property as a whole or in part if appropriate should be submitted in Scottish Legal Form to G M Thomson & Company, 35 Buccleuch Street, Dumfries DG1 2AB.

## Closing Date

A closing date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents via a solicitor so that they may be informed should a closing date be set. The Vendors and the Selling Agents do however reserve the right to sell privately without setting any closing date and do not bind themselves to accept the highest or any offer.

#### Services

Mains electricity, mains water, septic tank.

**EPC Rating:43** 

#### **Tenure**

We are informed that the tenure is Freehold

#### Council Tax

Band A

#### **Directions**

New Abbey village is located approximately 7 miles South of Dumfries. The property itself is situated to the Southern edge of the village. When entering New Abbey, proceed over the bridge and turn right just before the New Abbey Corn Mill. Then take a left and immediate right at the Mill Pond. Abbeybank is the first property on the left.













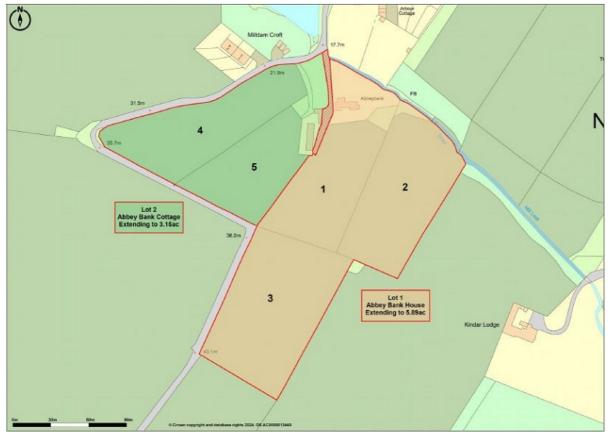












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\*\*LANDMARK INFORMATION\*\* Plotted Scale - 1:2500. Paper Size – A4

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £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.