



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

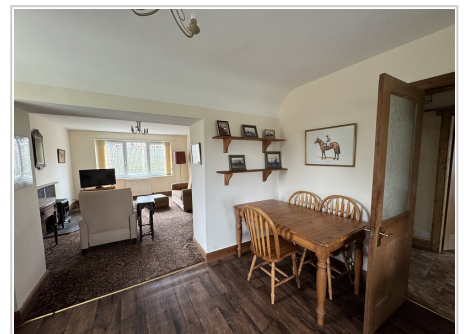
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Poplar Cottage,
High Road,
Hightae,
Lockerbie,
Dumfries And Galloway.
DG11 1JS

£175,000



- Detached Property
- Village Location
- Off street parking
- Oil central heating
- New bathroom
- Two double bedrooms

Ref: PRA10920

Viewing Instructions: Strictly By Appointment Only

General Description

Located in the peaceful village of Hightae, this delightful two bedroom detached cottage is ideal for first time home buyers or those looking for a quiet semi-rural life. With two bedrooms, a large open plan kitchen and living room and lots of potential this property is sure to be snapped up.

Accommodation



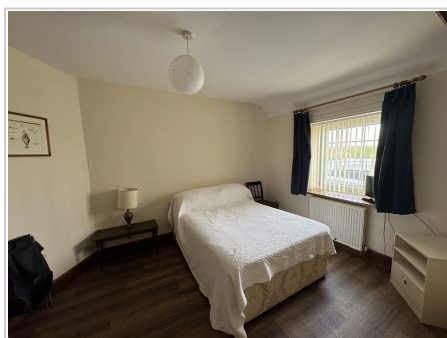
Kitchen (15' 1" x 11' 0") or (4.61m x 3.36m)

The kitchen is generous in size providing plenty of space for storage with base and wall units, granite effect worktops, electric oven with a ceramic hob, sink and two double glazed windows, one with beautiful views over the countryside. The kitchen also has adequate space for table and chairs, perfect for family dining.



Living Room (14' 8" x 11' 11") or (4.46m x 3.63m)

Flowing on from the kitchen is the living room. This is a substantial size, great for hosting guests, benefiting from a pedant light fixture, double glazed windows with views out to the garden, an electric fire that has potential to be returned to the original log burner and carpeted flooring.



Master Bedroom (14' 11" x 10' 3") or (4.54m x 3.13m)

The master bedroom located off the main hallway boasts a pendant light fixture, a sizable double glazed window offering countryside views, plenty of room for bedroom decor, radiator and wood effect lino flooring.



Bathroom

Adjacent to the master bedroom is the bathroom which has been recently renovated to a high standard. The bathroom favours from a large electric walk in shower, WC, wash basin with vanity unit, spotlights, towel rail, extractor fan, small double glazed window and tiled flooring.



Sun Porch (10' 6" x 13' 9") or (3.19m x 4.20m)

Entry to the property is through a PVC door into the sizable sun porch which has two large double glazed windows letting in plenty of natural light, a radiator, fixed shelving and tiled effect lino flooring. From this room the hallway can be accessed through a half glazed timber door and also a double bedroom, the utility and office.



Utility Room (15' 9" x 7' 7") or (4.79m x 2.30m)

The utility is spacious with three double glazed windows overlooking the garden, stone walls and flooring. This room has power and provides an adequate area for the boiler, a fridge and a tumble dryer to be housed. Plenty of storage is given with built in shelving around the room. This space has perfect potential for renovation or would equally be great left as a utility.



Office (7' 4" x 7' 4") or (2.24m x 2.24m)

The office is an adequate space located off the sun porch. Within the room there are spot lights, an internal window, radiator and lino flooring. This is perfect for working from home providing a desk area and shelving.



Double Bedroom (15' 0" x 7' 1") or (4.56m x 2.17m)

Located through a small hallway a considerably sized double bedroom can be found, with built in storage and a large double glazed window, to enjoy scenic views over the rolling fields. The room also benefits from a pendant light fixture, radiator and carpeted flooring.



Garden

The garden is to the rear of the property, comprising of a large paved area, borders, oil tank, side gate access and a private driveway with adequate space for up to three vehicles.

Hallway

Located off the the sun porch is the hallway providing access to the master bedroom, bathroom and kitchen. The hallway houses the loft access, consumer unit, positive input ventilation unit, a storage cupboard and radiator. Vinyl tile effect flooring continues on from the sun porch into the hallway.

Anti money laundering

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 GM Thomson & Company, 35 Buccleuch Street, Dumfries, DG1 2AB.

Those parties wishing to be informed of a Closing Date for offers should notify the Selling Agents of their interest as soon as possible to ensure that they are contacted. The Vendors and and Sole Selling Agents reserve the right to alter or divide the property or withdraw or exclude any of the property at any time. 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.

The successful purchaser will be asked to provide proof of identity to the Selling Agents for which a photographic Driving License and utility bill or bank statement showing home address would be sufficient.

Closing Date

It is possible that 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. It should however be pointed out that the seller reserves the right to sell the property without the setting of a closing date.

Disclaimer

These particulars were prepared on 8th April 2026 and have been carefully compiled and are believed to be correct. Photographs were taken on the 7th April 2026. 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 only 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.

Services

Tenure

We are informed that the tenure is Not Specified

Council Tax

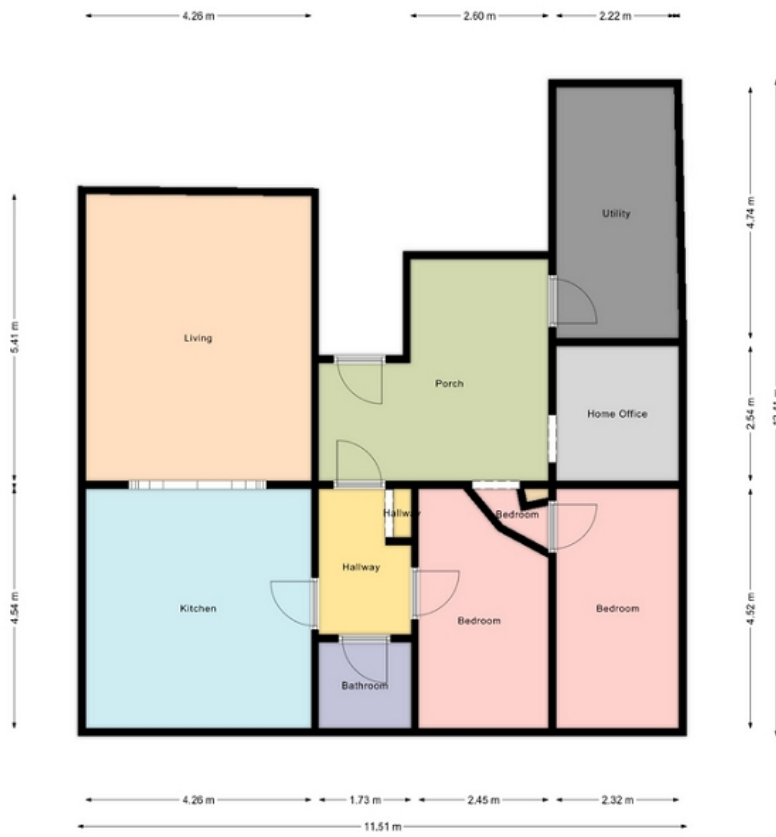
Band C

Directions

22 minutes , 11.1 miles from Dumfries. Head towards A709 towards Torthorwald. Continue on A709 towards Lochmaben. Once in Lochmaben take right turn beside the church onto Annan Rd B7020 for Hightae. Travel on this

road until the first left turn sign posted Hightae. Turn right on High Road and then turn left onto Preston House Rd. Poplar Cottage can be found on the corner at the top of this road.





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.