



## **‘REDUCED PRICE’**

### **COTTAGE AT CORLAE BYRE, BY ST. JOHN’S TOWN OF DALRY.** **DG7 7UF**

SUPERBLY SITUATED IN REMOTE BEAUTIFUL COUNTRYSIDE THIS DESIRABLE PROPERTY IS ONE OF TWO SEMI DETACHED COTTAGES RECENTLY CONVERTED FROM A FORMER BYRE.

ACCOMMODATION – SITTING ROOM, KITCHEN, THREE BEDROOMS, (ONE WITH EN-SUITE SHOWER ROOM), BATHROOM, GARDEN AREA AND PARKING AREA. OIL FIRED CENTRAL HEATING. DOUBLE GLAZING.

PRICE: OFFERS AROUND £160,000

REF: D21844

This recently converted property is situated in a beautiful location of Dumfries and Galloway in an area well appointed for peace and quiet good hill walking. The property is situated roughly halfway between St. John's Town of Dalry and Moniaive (approx. 14 miles) and would provide an excellent holiday home.

The property next door is being renovated and it is possible that prospective purchasers could buy both properties.

Moniaive has a reasonable range of shops, hotels, and other amenities while St. John's Town of Dalry has a slightly more limited range of shopping. There is also shopping at the nearby village of Carsphairn.

### Accommodation

#### SITTING ROOM/KITCHEN

17' 1" x 16' 4" approx.

Fully fitted kitchen with deep sink. Electric cooker. Washing machine and refrigerator included. Partly tiled walls. Two radiators. Fluorescent light.

#### MASTER BEDROOM

13' 4" x 12' 3" approx.

Off sitting room. Carpet. Radiator. Front and side window.

#### EN-SUITE SHOWER ROOM with W. C.

Wash hand basin. Shower cubicle. Electric shower.

#### INNER HALL

Radiator. Access to Bedroom 2.

#### BEDROOM 2

12' 2" x 8' 4" approx.

Radiator. Carpet.

#### BEDROOM 3

17' 4" x 8' 4" approx.

Two radiators. Front and rear windows.

#### BATHROOM

Three piece suite.

## OUTSIDE

Easily managed front and rear garden area. Rear parking. Oil tank. Small area to the side of the house containing septic tank.



## SERVICES

Private water supply. Septic tank drainage.

## ENTRY

By arrangement.

## VIEWING

By telephoning 07971309328 or 01848 200560

## DIRECTIONS

From Dumfries take the road to Moniaive continue through Moniaive taking the Ayr road. Drive for ten miles and cross the bridge over the Cairn, turn next right sign Water of ken and continue for a further four miles. The property is on the right hand side.

## HOME REPORT

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at [www.onesurvey.org](http://www.onesurvey.org). Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387-267316)(admin and copying charge applies).

## OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents, Messrs. Primrose & Gordon, so as to be notified of any Closing Date that may be fixed for offers.

DISCLAIMER THE PROPERTY MISDESCRIPTIONS ACT 1991

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.