



BECKHEAD COTTAGE

BY KIRTLEBRIDGE | LOCKERBIE | DUMFRIESHIRE



RETTIE



BECKHEAD COTTAGE

BY KIRTLEBRIDGE, LOCKERBIE, DUMFRIESHIRE, DG11 3LN

A detached country cottage quietly situated amongst a mature nature farming friendly landscape

Conveniently situated within two miles or so of the M74 motorway.

Accommodation

Entrance Vestibule, Sitting Room with open fire, fully fitted Dining Kitchen, Double Bedroom 1 with ensuite Shower Room, Double Bedroom 2 with ensuite Shower Room.

Oil-fired central heating. Double glazing.

Enclosed garden with raised decking area, lawns, shrubs and gravel driveway.

Neighbouring small woodland glen home to a wide variety of birdlife and wildlife, with the Butcherbeck Burn flowing through.



RETTIE



SITUATION

Beckhead Cottage sits in a quiet location along a shared private road on Williamwood Farm, an award-winning nature-friendly farm. The cottage's location makes it easily accessible from the M74 Motorway which connects the North of England with Scotland's Southwest and Central Belt. The nearby village of Brydekirk provides primary schooling with secondary schooling available in Annan and Lockerbie. The nearest doctor's surgery is in Ecclefechan (3 miles away) with Annan also providing a surgery along with supermarkets, shops, pubs, cafes and restaurants.

The larger town of Dumfries is the historic capital of Dumfries and Galloway and hosts the Dumfries and Galloway Royal Infirmary along with several local sports clubs and leisure facilities. The town is also home to the Crichton Campuses of both the University of Glasgow and the University of the West of Scotland.

The closest city is Carlisle which is home to the historic Carlisle Castle as well as many shopping and amenity outlets. The station provides a sleeper service to London with trains available to Carlisle from Annan and Lockerbie. Lockerbie train station also provides regular services to Glasgow and Edinburgh with Annan providing services to Newcastle.

GENERAL DESCRIPTION

Beckhead Cottage is quietly situated amidst Williamwood Farm some 200m off the minor public road, which connects Brydekirk and Eaglesfield with the M74 some two miles to the east. The cottage is primarily built of stone walls under pitched and slate clad roofs with distinctive red clay ridge tiles and has in the past been modernised and used in recent years for successful holiday cottage lets.

The cottage benefits from oil-fired central heating, double glazing, modern kitchen and two modern ensuite shower rooms.

There is an enclosed area of garden ground with lawns to the side and rear. In more detail, the accommodation comprises:

Entrance Vestibule. Radiator. Coat rail.

Sitting Room (W) 4.80m x 4.13m (15'9" x 13'7") Brick fireplace housing open fire. Cupboard housing insulated hot water tank. Radiator. TV aerial point.

Dining Kitchen (E&N) 4.77m x 3.80m (15'8" x 12'6") Range of fitted floor units housing one and a half bowl enamel sink, electric oven and hob, integral fridge, dishwasher and washing machine. Central heating boiler. Door to:

Bedroom 1 (E) 3.32m x 2.90m (10'11" x 9'6") Double glazed. Radiator. Fitted wardrobe. Part panelled wall with bedside lights.

Ensuite Shower room 2.62m x 2.20m (8'7" x 7'3") Shower with overhead deluge showerhead. Wash hand basin. WC. Heated towel rail. Tiled floor.

Bedroom 2 (W) 4.21m x 3.19m (13'10" x 10'6") Panelled wall. Double glazed window. Radiator.

Ensuite Shower room 2.65m x 1.91m (8'8" x 6'3") Shower cabinet. Wash hand basin. WC. Radiator. Tiled floor. Recessed airing cupboard.

GARDENS

A timber gateway opens to a gravel driveway to the side and front of the cottage.

A raised area of decking is located to the northwest of the cottage. A generous area of lawn enclosed by shrubs providing screening and privacy lies to the north. A further generous area of garden ground lies to the east and rear of the cottage, again lawns with perimeter shrubs. There is a mini woodland glen to the south of the cottage through which the Butcherbeck Burn flows.

Within the cottage garden and the neighbouring woodlands, the sellers have implemented many nature friendly initiatives for a range of wildlife and birdlife.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is DG11 3LN.

Directions

Leave the M74 (J20) signposted for Eaglesfield and Annan. Turn westwards towards Annan and then shortly thereafter turn right signposted for Brydekirk. Follow this road for about two miles before turning left into the farm driveway signposted Williamwood. Beckhead Cottage is around 200m down this road on the left-hand side.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price. Carpets and curtains are included.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains electricity and water. Drainage to a shared septic tank. Oil-fired central heating system.

Local Authority

Dumfries and Galloway Council. Tel: 030 33 33 3000. Email: contact@dumgal.gov.uk.

Burdens

Beckhead Cottage – Council Tax Band B

EPC Rating

Band E

Solicitors

Anderson Strathern, 58 Morrison Street, Edinburgh, EH3 8BP; Tel: 0131 270 7700; Contact: Jannette Kenny

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.



Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the

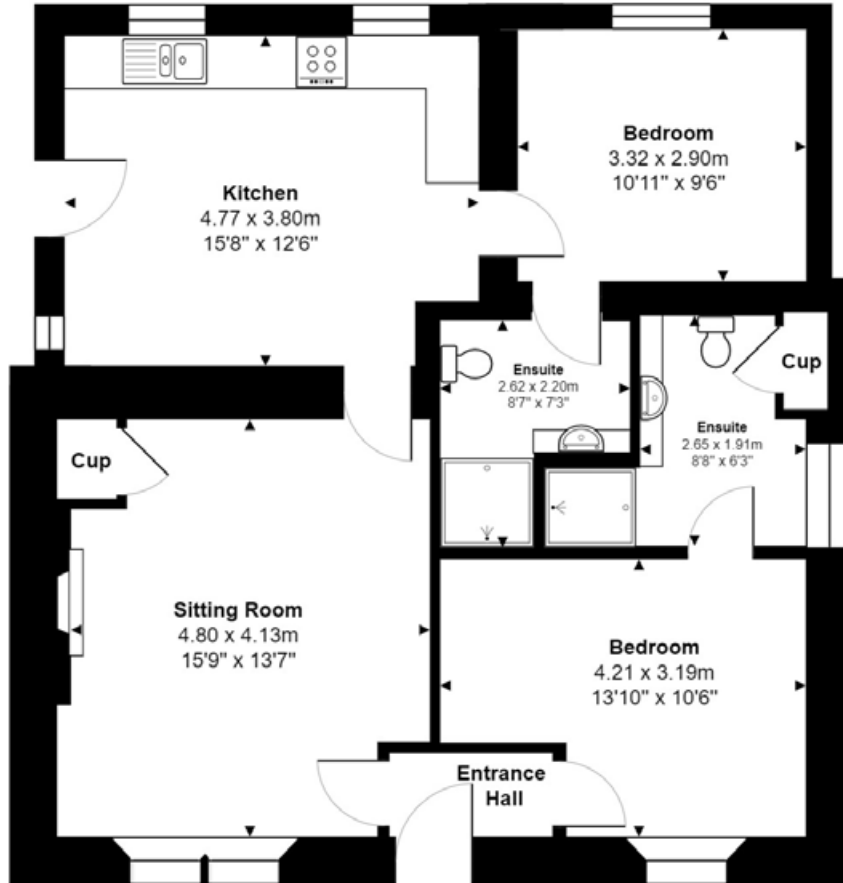
agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

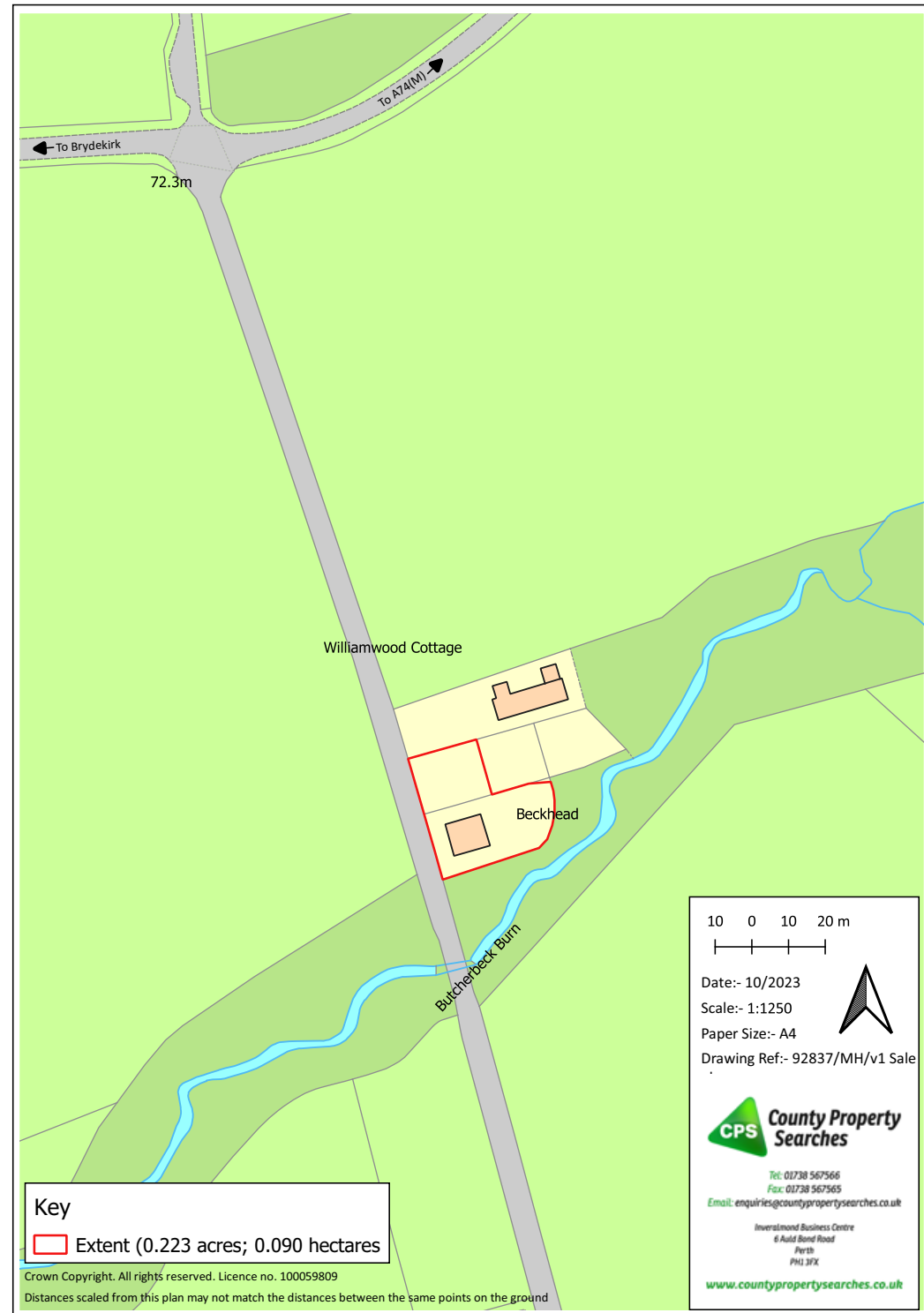
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Beckhead Cottage, Williamswood Farm, Annan DG11 3LN

Approximate Gross Internal Floor Area: 79.3 m² ... 854 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Key

Extent (0.223 acres; 0.090 hectares)

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Distances scaled from this plan may not match the distances between the same points on the ground

10 0 10 20 m

Date:- 10/2023
 Scale:- 1:1250
 Paper Size:- A4
 Drawing Ref:- 92837/MH/v1 Sale



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Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.