



BEECHWOOD COTTAGE

Dolphinton, South Lanarkshire, EH46 7HH



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A charming 3-bedroom cottage in the heart of Dolphinton village, with private rear garden and off-street parking, within commuting distance of Edinburgh and the city bypass.

West Linton 4.5 miles, Biggar 7.7 miles, Edinburgh 22 miles, (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Porch, Hall, Living Room, Kitchen, Utility Room / WC, Conservatory, Bedroom, Bathroom with additional shower cubicle and WC

First Floor: Landing, Two Bedrooms

Garden & Outbuildings: Rear gravel driveway with outdoor sheds. Garden mainly laid to lawn.

1,108 sq ft/ 103m² excluding rear conservatory.

Around 0.127 Acres.

EPC - Band E

Council Tax - Band A

Tenure - Freehold



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Situation:

Beechwood Cottage is located in the village of Dolphinton, a popular commuter village located 7.7 miles (11 km) north-east of Biggar, south-west of West Linton 4.5 miles (7.2km) and 22 miles (43 km) southwest of Edinburgh. Dolphinton village straddles the boundary between Peebleshire and Lanarkshire. The Cottage sits back from the A702; the road provides easy access to Edinburgh and the city bypass to the north-east and south-west to Abington on the M74 for access to Glasgow and south.

Set amongst picturesque countryside, Dolphinton offers excellent access to the towns of West Linton and Biggar. The conservation village of West Linton offers excellent local amenities including a health centre, pharmacy, bank, post office, Co-op, pub, restaurant and local independent retailers including a butcher.

Biggar is a former market town, located between the Clyde and Tweed rivers, busy with independent shops, cafés, and restaurants. Local amenities include a health centre, pharmacy, bank, post office, hotel, restaurant and garage. Other attractions such as the annual Biggar Little Festival in October and the Hogmanay Bonfire highlight Biggar's active and friendly local community spirit. There is a local hospital, dentist, and medical practice.

With the Pentland Hills closeby along with and the wider Scottish Borders, it provides the ideal setting for those wishing to take full advantage of the peaceful countryside including extensive walking and mountain biking opportunities.

The A702 is an arterial route for car and bus transport. There is a good, regular bus service to Edinburgh through Dolphinton as well as a route south to Dumfries and Galloway.



Description:

Beechwood Cottage is a mid-19th Century detached house with a white harling façade sitting under a slate-pitched roof which was recently reroofed in 2020.

The front door to Beechwood Cottage opens to a vestibule and into the main hallway with an integrated low-level storage cupboard and controls for the central heating. The Kitchen lies off the hallway with wall and mounted units finished in oak providing ample storage with an oven, a four-ring induction hob, stainless steel extractor fan, splashback and basin. A charming cast iron log burning stove sits below a feature stone wall open to both the Kitchen and Living room providing warmth on the coldest of days.

The adjacent Living Room showcases the opposing side of the delightful stone feature wall. A small wall recess is intended for a wall-mounted TV installation. Returning to the hallway, the downstairs spacious Double Bedroom has a window facing to the north-east with the adjacent Bathroom with wall and floor tiles, a shower, bath, basin, tiled recess and stainless-steel heated towel rail.

As you ascend the stairs you arrive at the Landing and the two first-floor Double Bedrooms. Both Bedrooms are equally spacious with dormer windows looking south-east.

The rear of the cottage can be accessed via the kitchen to the long, bright Conservatory Room. Light streams in from all three outward-facing double-glazed windows and glazed roof providing a light, pleasant area to relax in the afternoon sun. The Laundry room lies off the Conservatory with a stainless steel basin and WC. A door from the Conservatory leads out to the rear gravel driveway.

New carpets have been laid throughout the bedrooms, Living room, Landing, Hallway with floor tiling in the Kitchen, Bathroom, Utility, Vestibule and Conservatory. The property benefits from double-glazed PVC windows and doors.

Garden and Driveway:

To the north-east gable end of Beechwood Cottage there is a shared monoblock access road to the expansive rear gravel driveway at the rear of the property. The driveway is enclosed by large wooden double gates. Access to the gravel driveway can also be found at the opposing south-west gable end to the cottage via a wooden gate and narrow pathway. There is a small boiler room at the back of the cottage accessed from the gravel driveway containing a Worcester oil boiler. A shed with a corrugated iron roof and wooden side walls contains the oil tank for the oil boiler and additional storage space. There is a separate second garden shed with a pitched felt roof and wooden walls and flooring.

Leaving the gravel driveway steps rises to the elevated south-west facing garden area which is mainly laid to lawn with some low-level shrubs including Rhododendron. The garden benefits from views to open woodlands.



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services:

Mains Electricity, Water, Drainage and Central Heating via oil boiler.

Notice:

Estate Agents Act 1979 An employee of Rettie and Co declares an interest in the sale in accordance with the Estate Agents Act 1979.

Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH37 5SQ.

What Three Words:

///helping.midwinter.shuttling

EPC: Band E.

Local Authority:

South Lanarkshire Council, Almada Street, Hamilton, South Lanarkshire, ML3 0AA.

W: southlanarkshire.gov.uk T: 0303 123 1015

Council Tax Band: A

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

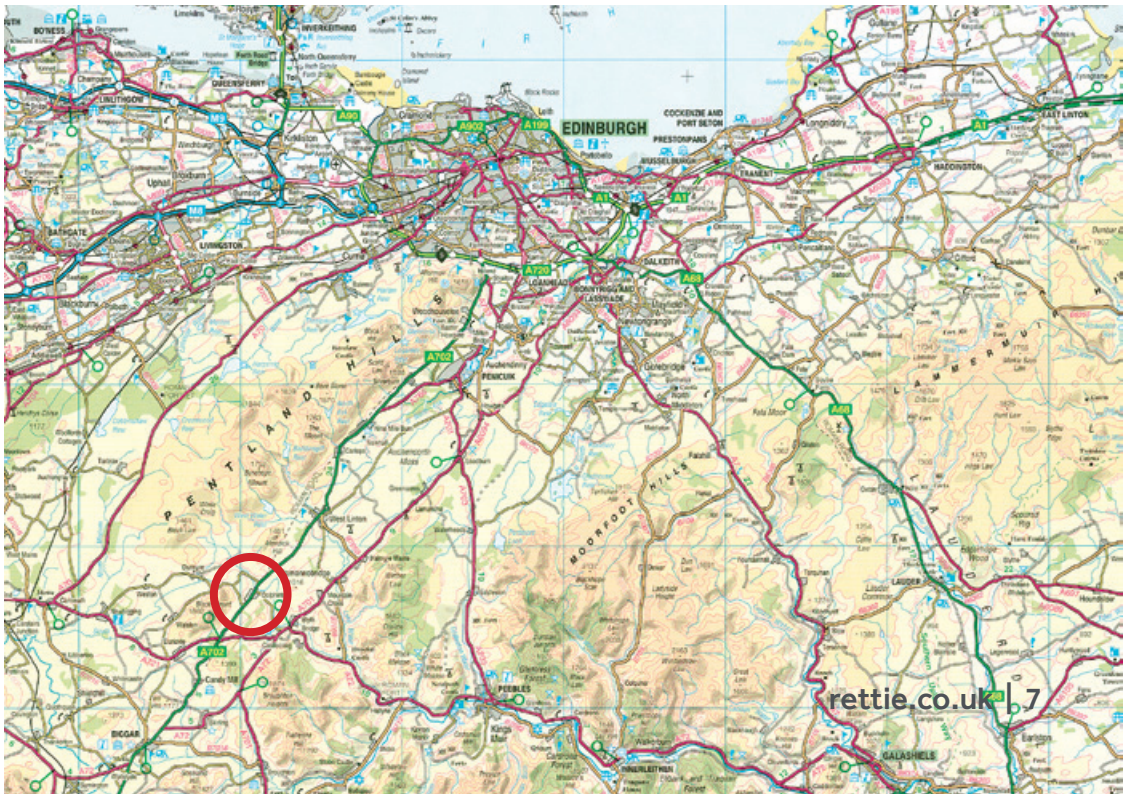
Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

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.





Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

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.

Important Notice:

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

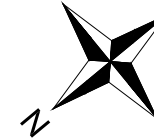
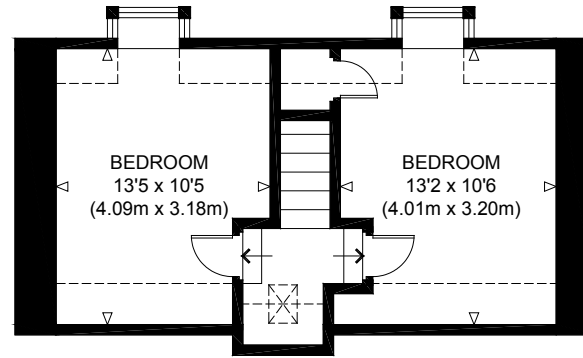
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 mis-statement 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 particular 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.

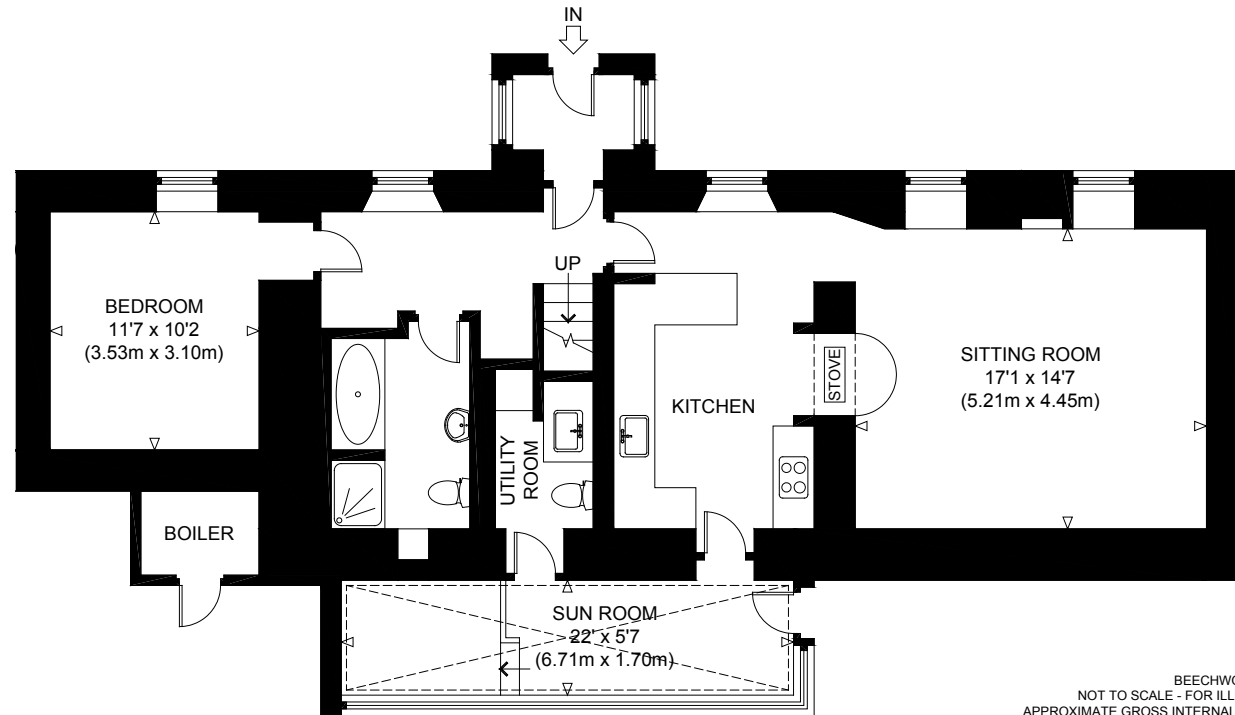






Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(95-100)	A		
(81-94)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			<small>EU Directive 2002/91/EC</small>

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 330 SQ FT / 30.7 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1009 SQ FT / 93.7 SQ M

BEECHWOOD COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1339 SQ FT / 124.4 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL BOILER AREA 23 SQ FT / 2.1 SQ M
TOTAL COMBINED FLOOR AREA 1362 SQ FT / 126.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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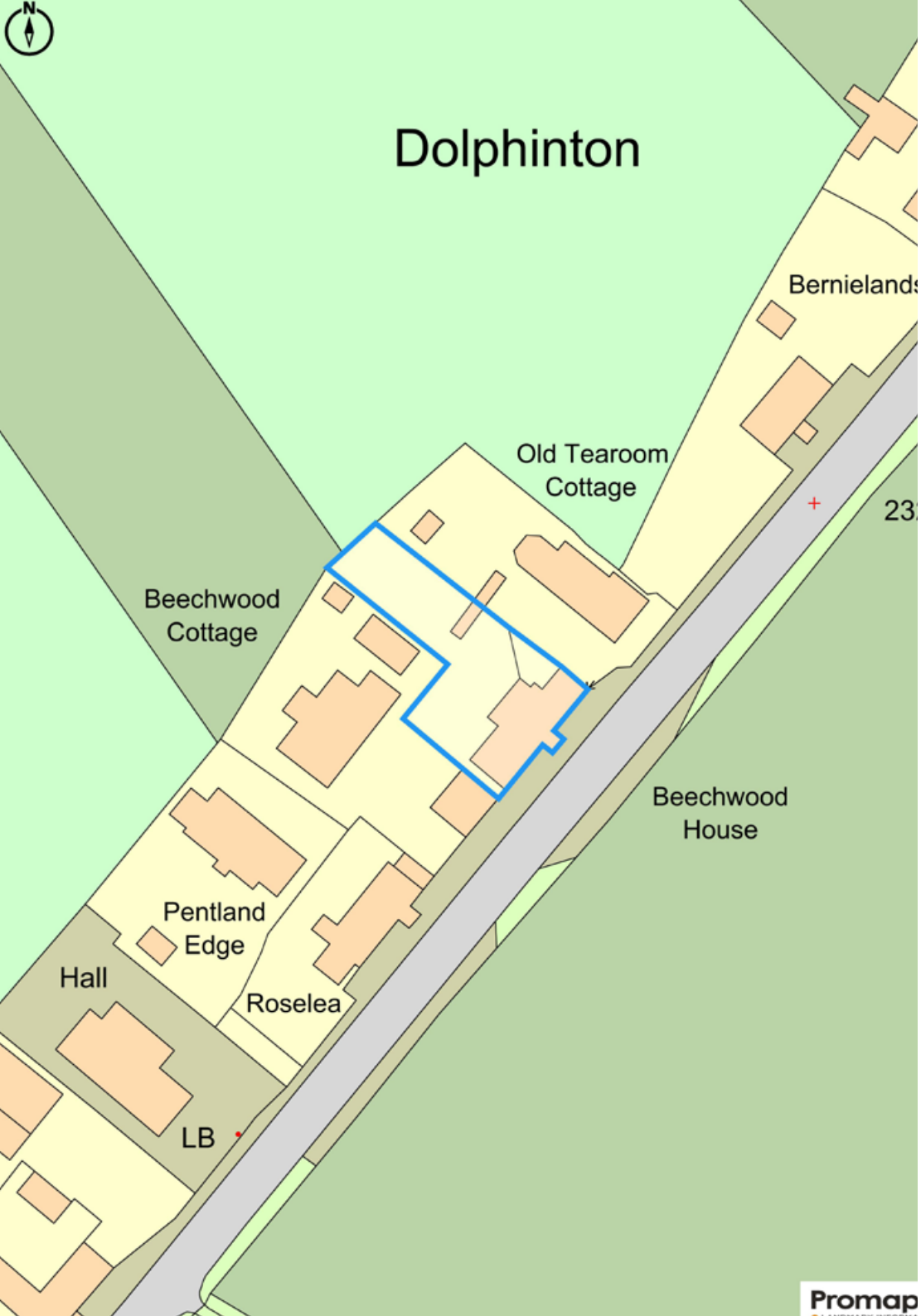
Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.
All plans are for illustration purposes and should not be relied upon as statement of fact.
Please note areas within curved and angled walls are approximated.


RETTIE

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11 Wemyss Place
Edinburgh
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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.

RETTIE

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