

# Murray Little & Knox

**2 BRYDEKIRK MAINS COTTAGES, BRYDEKIRK, ANNAN,  
DG12 5NW**

**OFFERS AROUND £90,000**



Semi detached cottage situated on the periphery of the village with farmland to the rear and the River Annan to the front. The property has double glazing and some electric heating with a working coal fire in the living room. Requires modernisation and refurbishment throughout.

EPC - E

### **Accommodation**

Halls; Living Room; Kitchen; Rear Porch; Bathroom; 3 Bedrooms; Coal House

### **Outside**

Large lawn to front; garden area to rear; detached garage

### **Viewing**

Contact the Selling Agents on 01461 202866

[www.mlandk.co.uk](http://www.mlandk.co.uk)

## GENERAL

2 Brydekirk Mains Cottages is situated just on the periphery of the village and looks over the River Annan to the front and farmland to the rear. The cottage requires modernisation throughout although there is Upvc double glazing in place with the exception of the rear porch. The property would lend itself well to those looking to live in a semi rural environment but still within easy reach of local amenities and facilities. It would also be ideal as a holiday let.

Double glazed front door to:-

## HALL

Exposed floorboards;

## LIVING ROOM

4.66 m x 3.58 m, 15'3" x 11'8"

Double glazed window to front; floorboards; working coal fire with back boiler; stone fire surround; cupboard housing hot water tank; telephone point;



## KITCHEN

4.52 m x 2.64 m, 14'9" x 8'6"

Double glazed window looking into rear porch; wooden base units with tiled worksurfaces; acrylic 1½ bowl sink; cupboard housing electricity meter and fuse box; laminate flooring; Creda nightstore heater; pine wall panelling to dado height; timber door to:-



## REAR PORCH

Exposed floor; single glazed windows and door; corrugated roof; power and light;

## COAL HOUSE

2.66 m x 2.28 m, 8'8" x 7'5"

With power and light; could be utilised for a Utility Room

## INNER HALL

Laminate flooring; hatch to loft with skylight;

## BATHROOM

1.98 m x 1.70 m, 6'5" x 5'6"

Double glazed window to rear; white w.c, wash hand basin and bath with electric shower over; tiling to bath/shower area; Creda nightstore heater; vinyl flooring;

### **BEDROOM 1**

4.51 m x 3.12 m (widest points),  
14'9" x 10'2"

Double glazed window to rear;  
floorboards; Creda nightstore heater;

### **BEDROOM 2**

2.89 m x 2.77 m, 9'5" x 9'1"

Double glazed window looking into rear  
porch; floorboards; shelved storage units;

### **BEDROOM 3**

4.63 m x 3.14 m, 15'2" x 10'3"

Double glazed window to front;  
floorboards;

### **OUTSIDE**

Large lawn to front enclosed by stone  
walling and fencing; garden area to rear;  
detached garage with power and light.



### **NOTES**

The flat roof to the rear was renewed 2018  
Council Tax Band – C  
EPC - E

### **HOME REPORT**

[www.onesurvey.org](http://www.onesurvey.org)

### **SERVICES**

Mains water and electricity. Drainage is to  
a septic tank.

### **DATE OF ENTRY**

Early entry available

### **CLOSING DATE**

A Closing Date for Offers may be set and  
therefore it would be advisable for all  
prospective purchasers to register their  
interest with the Selling Agents.

### **OFFERS**

Should be lodged with the Selling Agents:-  
Messrs. Murray, Little & Knox  
27 Bank Street  
Annan, DG12 6AU  
T : 01461 202866 / F : 01461 205995  
E : [mlandk@mlandk.co.uk](mailto:mlandk@mlandk.co.uk)  
[Judith.marchbank@mlandk.co.uk](mailto:Judith.marchbank@mlandk.co.uk)  
W : [www.mlandk.co.uk](http://www.mlandk.co.uk)

These particulars have been carefully  
prepared and are believed to be correct  
although they are not guaranteed and  
therefore it would be advisable for all  
prospective purchasers to satisfy  
themselves to the basic facts before  
submitting an Offer. Measurements are  
approximate and for guidance only.

