



FORMER SMIDDY  
BOWHOUSES  
TERREGLES  
DUMFRIES  
DG2 9TJ

COTTAGE - SEMI-DETACHED 2 BEDROOMS

Offers Over £60,000

EPC = G

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, 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.

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CLOSING DATE - FRIDAY 23rd AUGUST 2019 @ NOON

This former Smiddy forms the end of the terrace known as Bowhouses situated in the small rural community of Terregles. The Category C Listed Semi Detached Cottage is in need of renovation and modernisation. Porch, Lounge, Kitchen, 2 Bedrooms, Inner Hall, Bathroom. Integral stone workshop. Gardens. EPC=G

**Porch**

1.5m x 3.7m (4'11" x 12'2") Or thereby. Front door. Windows.

**Kitchen**

2.3m x 4.5m (7'7" x 14'9") Or thereby. Glazed door off Porch. Window to front. Hatches to Loft.

**Lounge**

4.0m x 4.2m (13'1" x 13'9") Or thereby. Door off Kitchen. Window to front. Solid fuel stove.

**Bedroom 1**

3.3m x 4.0m (10'10" x 13'1") Or thereby. Door off Lounge. Windows to front and rear. Built-in cupboard.

**Hall**

Access hatch to Loft.

**Bedroom 2**

2.4m x 3.9m (7'10" x 12'10") Or thereby. Door off Inner Hall. Window to rear.

**Bathroom**

2.7m x 1.4m (8'10" x 4'7") Or thereby. Door off Inner Hall. Window. Bath, wash-hand basin and w.c.

**Outside**

Gardens. Attached stone workshop (4.3m x 7.8m or thereby) with light, power and windows.



"The Bowhouses"



**VIEWING**

Telephone (01387) 248855 for appointment.