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2 Whitesyke Cottage Rigg, DG16 5EZ

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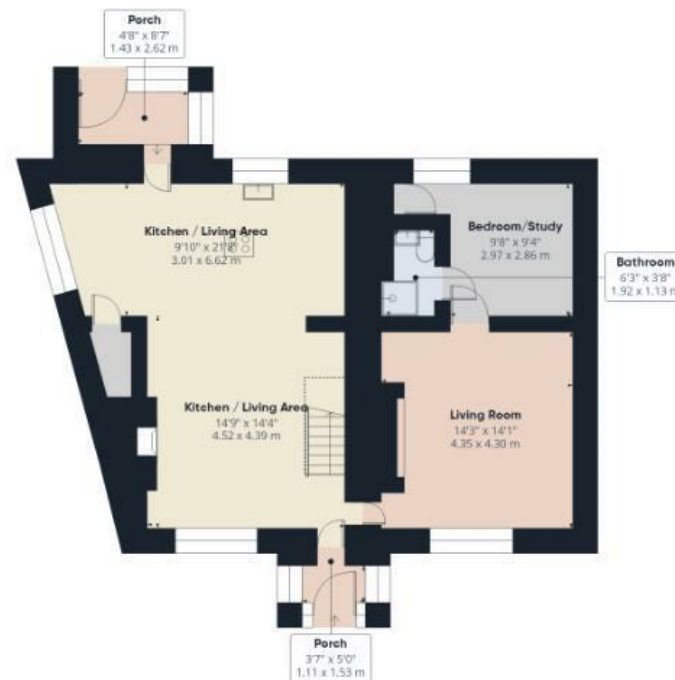
Offers Over £240,000

Whitesyke Cottage is beautifully situated in a peaceful rural setting between Gretna and Rigg, a charming home that has been fully renovated and refurbished to an exceptionally high standard. The property combines traditional character with stylish contemporary interiors, featuring bespoke joinery and high-quality fixtures and fittings throughout. Surrounded by open countryside, the property offers a wonderful blend of tranquillity, modern comfort and practical family living that truly must be viewed to be appreciated.

The immaculately presented versatile accommodation briefly comprises of Entrance Porch, Open Plan Living Dining and Kitchen, Rear Porch, Living Room, Bedroom 3/Study, Ensuite Shower Room to the ground floor. To the first floor is Two further Bedrooms with built in storage and Stylish Bathroom. The property benefits from Oil Central Heating, Double Glazing, shillied forecourt and fence enclosed rear garden laid to lawn with decking sitting area. Energy Rating E. Council Tax B.

Situated between Gretna and the peaceful hamlet of Rigg on the edge of Gretna, offering the charm of rural living with the convenience of nearby amenities and excellent transport links. Just minutes away, Gretna provides a wide selection of shops, supermarkets, independent stores, eateries, and essential services, all within a vibrant and welcoming community famed for its rich history and romantic heritage. Residents of Rigg also enjoy superb connectivity, with the A74(M) and A75 giving swift access across South West and Central Scotland as well as into England, while rail links from Gretna Green and Carlisle provide direct services to cities including Glasgow, Edinburgh, Newcastle and London. Surrounded by open countryside and within easy reach of both the Solway Coast and the Lake District National Park, Rigg combines a tranquil setting with outstanding accessibility, making it an ideal location for those seeking a quieter lifestyle without compromising on

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1187 ft²

110.2 m²

Reduced headroom

22 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entrance Porch

The entrance porch features double-glazed windows to the front and side elevations, together with a double-glazed access door, creating a bright and welcoming entrance to the home.

Living Room

The front-facing living room is a beautifully presented reception space, featuring a double-glazed window overlooking the open countryside. A bespoke media wall incorporates display shelving and useful storage cupboards, complemented by feature wall panelling and a radiator.

Bedroom Three / Home Office

The rear-facing third bedroom provides exceptional versatility and could equally be utilised as a home office, study or additional reception space. The room benefits from a double-glazed window overlooking the rear garden, radiator and bespoke built-in home-office furniture incorporating shelving, storage cupboards and a fitted desk, together with a coordinating radiator cover. Built-in utility cupboard provides plumbing for an automatic washing machine and pace above for a tumble dryer.

Ensuite Shower Room

A stylish contemporary ensuite features a waterfall shower, wash hand basin with vanity unit and WC. Underfloor heating.

Open-Plan Family, Dining, Kitchen

The impressive open-plan kitchen and dining space forms the true heart of the home, providing a superb environment for everyday family life and entertaining. The stylish shaker-style kitchen incorporates a walk-in pantry/ladder arrangement and a central island unit with additional storage. Features include a Neff electric hob with extractor, Belfast sink with hand-held hose, integrated Neff oven with Neff microwave above, and an integrated dishwasher.

Additional features include a radiator, built-in storage cupboard and three double-glazed windows, while a feature inglenook fireplace with stove provides a striking focal point and adds warmth and character to the room.

Landing

The first-floor landing incorporates bespoke built-in storage.

Bedroom One

The front-facing bedroom enjoys a double-glazed window overlooking the stunning open countryside. The room incorporates a radiator and built-in storage, creating a comfortable and practical bedroom with an enviable rural outlook.

Bedroom Two

The rear-facing second bedroom overlooks the beautifully maintained rear garden through a double-glazed window. The room benefits from a radiator and bespoke built-in wardrobes with feature lighting, hanging rails and additional storage, combining excellent functionality with stylish design.

Bathroom

The beautifully appointed bathroom features a stylish contemporary three-piece suite, including a freestanding bath with waterfall tap and handheld shower attachment, low-level WC and vanity wash hand basin with driftwood-effect countertop. A heated towel rail and double-glazed window complete this elegant and well-equipped bathroom

Porch

The rear entrance porch with double glazed windows over looking the rear garden, with built in window seats.

Externally

To the front is a wall-enclosed courtyard garden providing a welcoming approach and access to the entrance porch. To the rear, the property enjoys a fully enclosed, well-established and meticulously maintained garden, providing

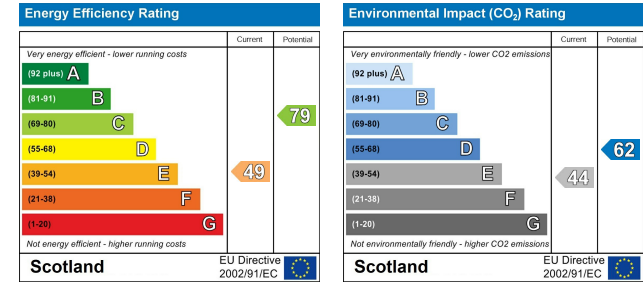
an ideal space for entertaining or for young families to enjoy the peaceful surroundings. The rear garden is predominantly laid to lawn and features a generous decking area with built-in table, creating an inviting outdoor entertaining space.

Home Report

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

