



**HUNTERS**  
HERE TO GET *you* THERE



## Hollee, Kirkpatrick Fleming, Lockerbie, DG11 3NF

- Beautifully Presented Detached Cottage
- Lovingly Maintained with New Roof Installed in 2021
- Spacious Living Room with Cosy Open Fireplace
- Two Double Bedrooms, Main Bedroom with Fitted Wardrobes/Cupboards
- Beautifully Maintained Garden plus Gated Off-Road Parking
- Peaceful Semi-Rural Location in the Hamlet of Hollee
- Picturesque Open-Field Outlook to the Rear
- Large Kitchen with Adjoining Dining Room/Study
- Modern Three-Piece Shower Room
- EPC - E

**Offers Over £190,000**

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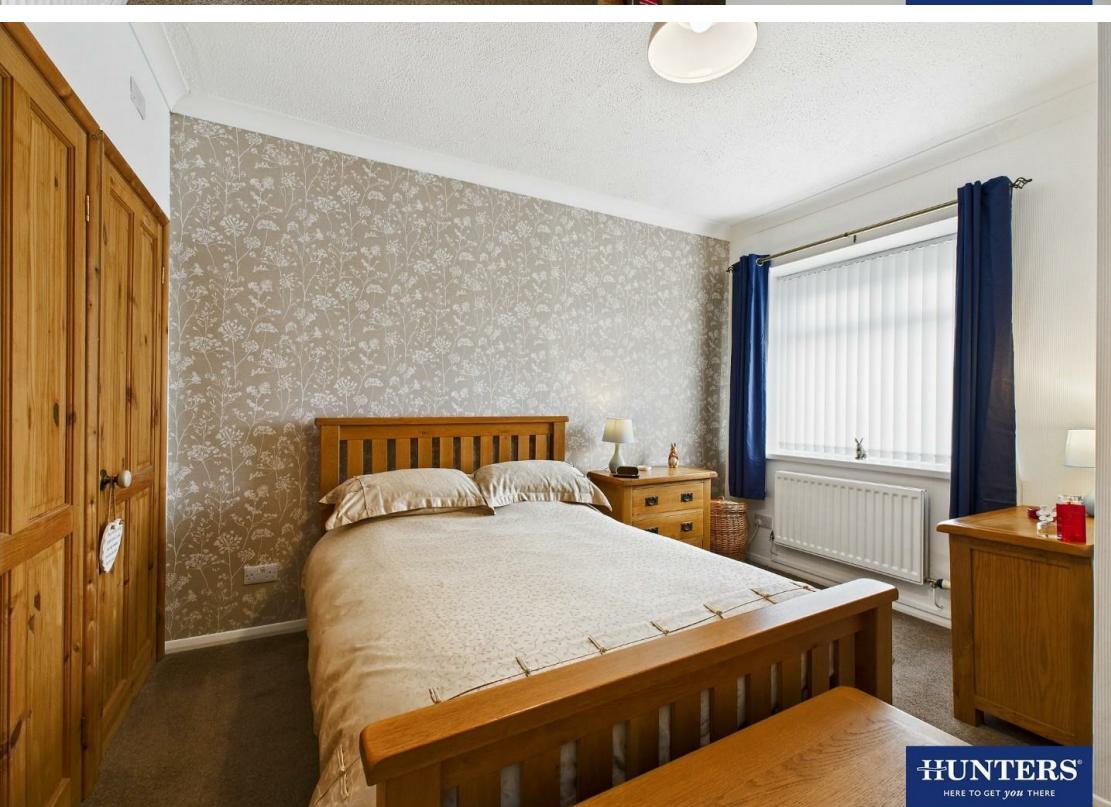
## DESCRIPTION

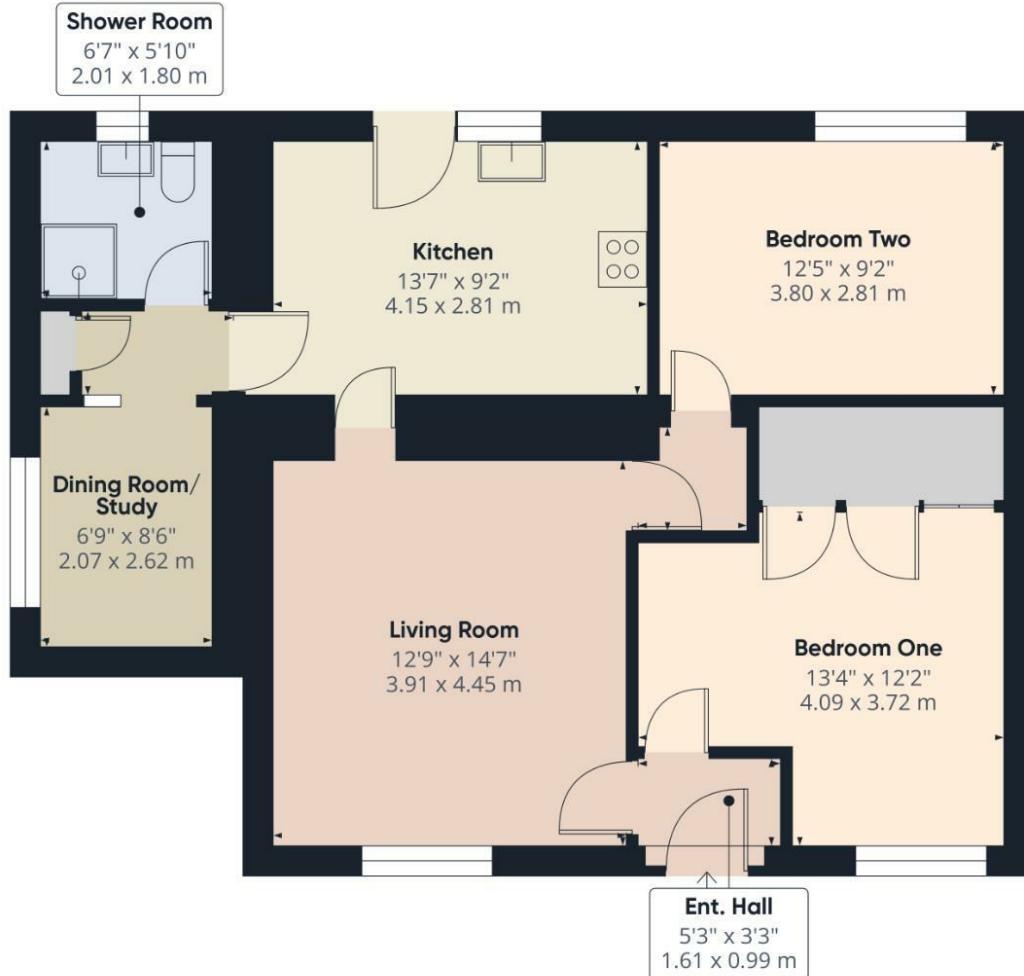
Property Launch on Friday 27th February between 13:00 - 14:30,  
please contact Hunters to schedule your private viewing.

Beautifully presented and full of charm, this detached cottage is nestled in the peaceful semi-rural hamlet of Hollee and enjoys a stunning open-field outlook to the rear, offering a truly idyllic countryside setting. Lovingly maintained by its current owner, the property benefits from a new roof installed in 2021 and offers a wonderful blend of comfort and convenience throughout. The spacious living room features a cosy open fireplace, perfect for relaxing evenings, while the large kitchen opens into an adjoining dining room or study, providing flexibility for home working or entertaining. There are two good-sized double bedrooms, with the main bedroom benefiting from fitted wardrobes and cupboards, and a modern three-piece shower room completes the internal accommodation. Externally, the beautifully maintained garden offers a private and tranquil outdoor space, with gated off-road parking adding to the convenience of this delightful home, ideal for those seeking a peaceful lifestyle surrounded by open countryside.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises an entrance hall, living room, kitchen, dining room/study, two bedrooms and shower room internally. Externally there is off-road parking and a generous rear garden. EPC - E and Council Tax Band - C.







### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

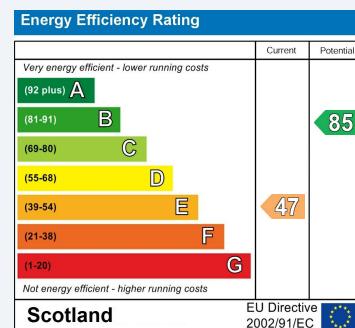
### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Approximate total area<sup>(1)</sup>

761 ft<sup>2</sup>  
70.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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.

**THINKING OF SELLING?** 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.

