



## Old Post Office

Millhousebridge, DG11 1SY

Offers Over £190,000



- No Onward Chain
- Beautifully Renovated to Exacting Standards Throughout
- Large Living Room Featuring a Decorative Focal Fireplace
- Three Generous Double Bedrooms plus Luxurious Family Bathroom
- Perfect as a Main Home, Second Home or Holiday-Let

- Semi-Detached Cottage in a Peaceful Dumfriesshire Hamlet
- Deceptively Spacious Interior with Charming Cottage Façade
- Contemporary Kitchen with Integrated Appliances
- Delightful Front Garden with Lawn & Decking
- EPC - G

# Old Post Office

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Simply perfect is the best way to describe this outstanding three-bedroom semi-detached cottage, set within a peaceful hamlet in the picturesque Dumfriesshire countryside. The Old Post Office has been beautifully renovated and finished to exacting standards throughout, offering a property in true move-in condition. Behind its charming cottage façade lies a deceptively spacious interior, featuring a large living room with a focal decorative fireplace, a contemporary kitchen, luxurious family bathroom and three generous double bedrooms. Every detail within the renovation has been closely considered to truly enhance the comfort within the cottage, including integrated appliances within the kitchen, underfloor heating within the bathroom and a connection available for the installation of an EV charger. Further enhancing the home is a delightful front garden with lawn and decking, an ideal space for outdoor entertaining or relaxing in the sun. Perfectly suited as a main residence, second home, or holiday-let, a viewing is highly recommended to fully appreciate the exceptional condition, generous living space, and tranquil location.

The accommodation, which has electric central heating and double glazing throughout, briefly comprises a hallway, living room, kitchen, three bedrooms and bathroom internally. Externally there is a garden to the front and on-street parking. EPC - G and Council Tax Band - C.

Millhousebridge is a peaceful rural hamlet located just a few miles from Lockerbie, offering the charm of countryside living while remaining well connected to nearby towns and cities. Lockerbie provides a full range of amenities including supermarkets, independent shops, cafes, restaurants, leisure facilities and both primary and secondary schools. The regional town of Dumfries is also within easy reach, offering an even wider selection of shopping, cultural attractions and services. Excellent transport links make the area highly accessible, with the M74 motorway just minutes away for swift travel north towards Glasgow and south towards Carlisle and the wider motorway network. Lockerbie train station further enhances connectivity, with regular services to Glasgow, Edinburgh and London, making Millhousebridge an ideal base for commuters and families alike who wish to enjoy a tranquil setting without compromising on convenience.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, bedroom one, bedroom two and bathroom, radiator, and a walk-in cupboard with electric boiler and lighting internally.

### LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, radiator, retained decorative brick fireplace with timber mantle over, opening to the kitchen and an internal door to bedroom three.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, one and a half bowl ceramic sink with mixer tap, recessed spotlights, two double glazed windows to the rear aspect, double glazed window to the side aspect and an external door to the side elevation.

### BEDROOM ONE

Double glazed window to the front aspect, and a radiator.

### BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

### BEDROOM THREE

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and a vaulted ceiling.

### BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin and bath with mains shower over. Part-tiled walls, tiled flooring with underfloor heating, chrome towel radiator, LED mirror, recessed spotlights, extractor fan and an obscured double glazed window.

## EXTERNAL:

To the front of the property is an enclosed garden which includes a gravelled pathway with timber gate, a generous timber deck for outdoor entertaining and relaxation, and a large lawned garden with low-maintenance borders. To the side/rear of the property, beside the kitchen external door is a small timber log-store/shelter. Parking is available on-street within the vicinity, with the possibility of creating dedicated off-street parking within the front garden, subject to permissions.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - streaks.teams.licks

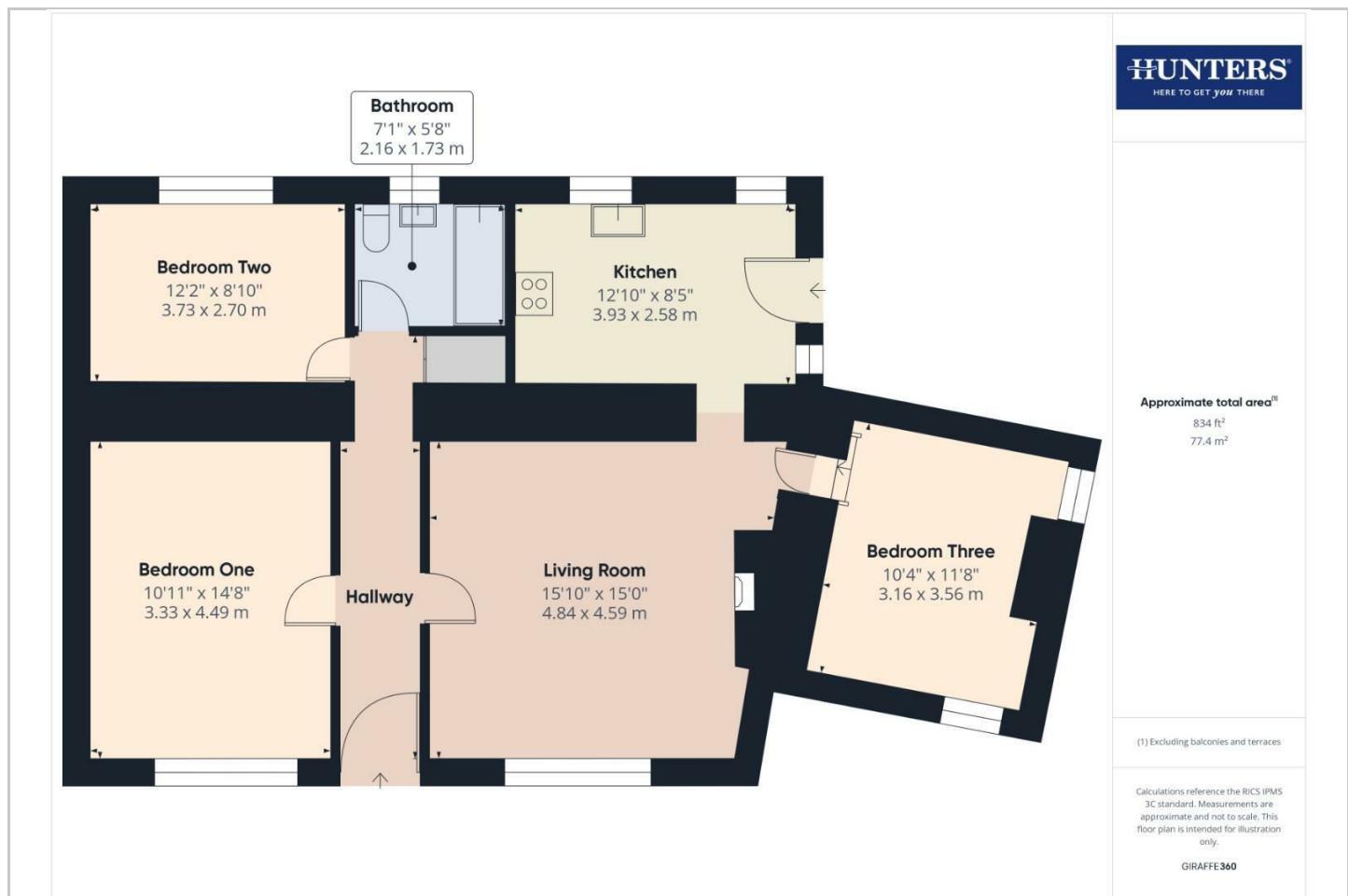
## AML DISCLOSURE:

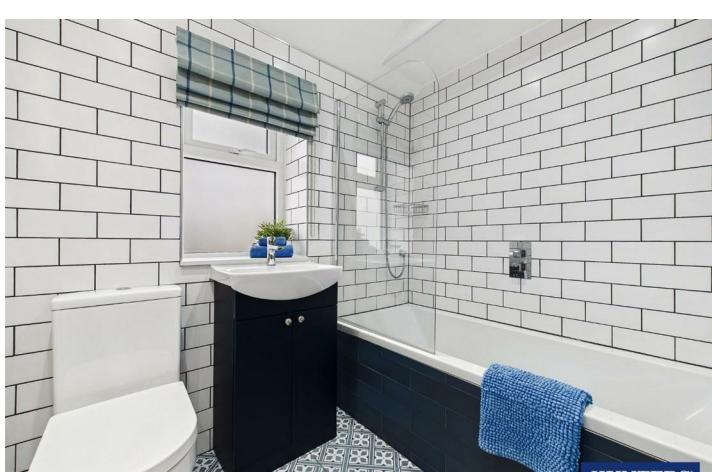
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## HOME REPORT:

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.

## Floorplan





Tel: 01228 584249



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### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

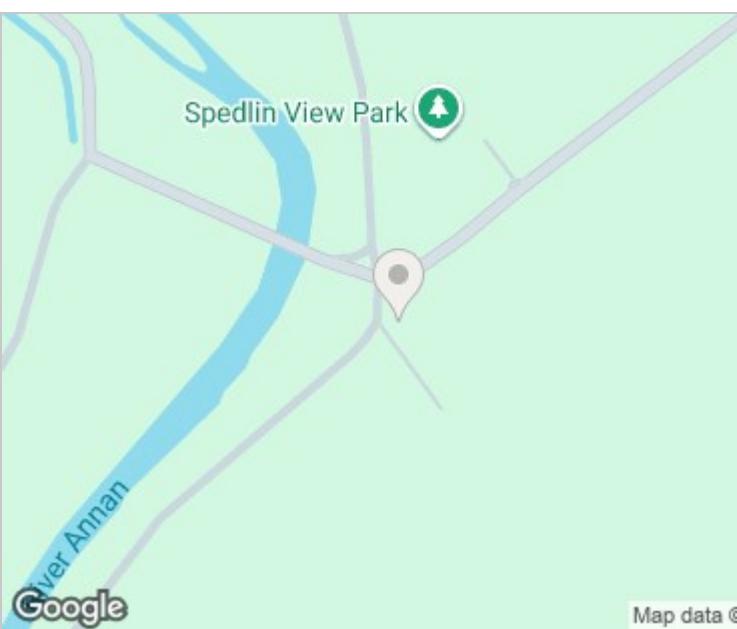
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

### Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249

Road Map



Hybrid Map



Tel: 01228 584249



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.

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