




McEwan Fraser Legal
Solicitors & Estate Agents
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3 Newlands Cottages
KIRKMAHOE, DUMFRIES AND GALLOWAY, DG1 1TD

Kirkmahoe, Dumfries and Galloway



3 Newlands Cottages is situated in Kirkmahoe, which is a small civil parish the church being located in Kirkton. Kirkmahoe is approximately 15 minutes away from The market town of Dumfries which provides a wider range of day to day shops and leisure activities.

Duncow Primary School is situated about 1½ miles from the property, with secondary schooling at Thornhill. The attractive village of Thornhill, about 7 miles distant, provides a range of local shops, as well as secondary schooling at Wallace Hall.



McEwan Fraser Legal are delighted to bring to the market this two bedroom semi-detached house split over two levels that provides extensive accommodation.

Stepping through the main entrance, a welcoming hallway leads to all the sophisticated living space on this level. The formal lounge is of palatial proportions with a feature fire and surround as its focal point. The breakfasting kitchen has been fitted to include a good range of floor and wall mounted units, with striking work surfaces, providing a fashionable and efficient workspace. The conservatory will be popular with all members of the family and boasts a pleasant view of the rear garden.

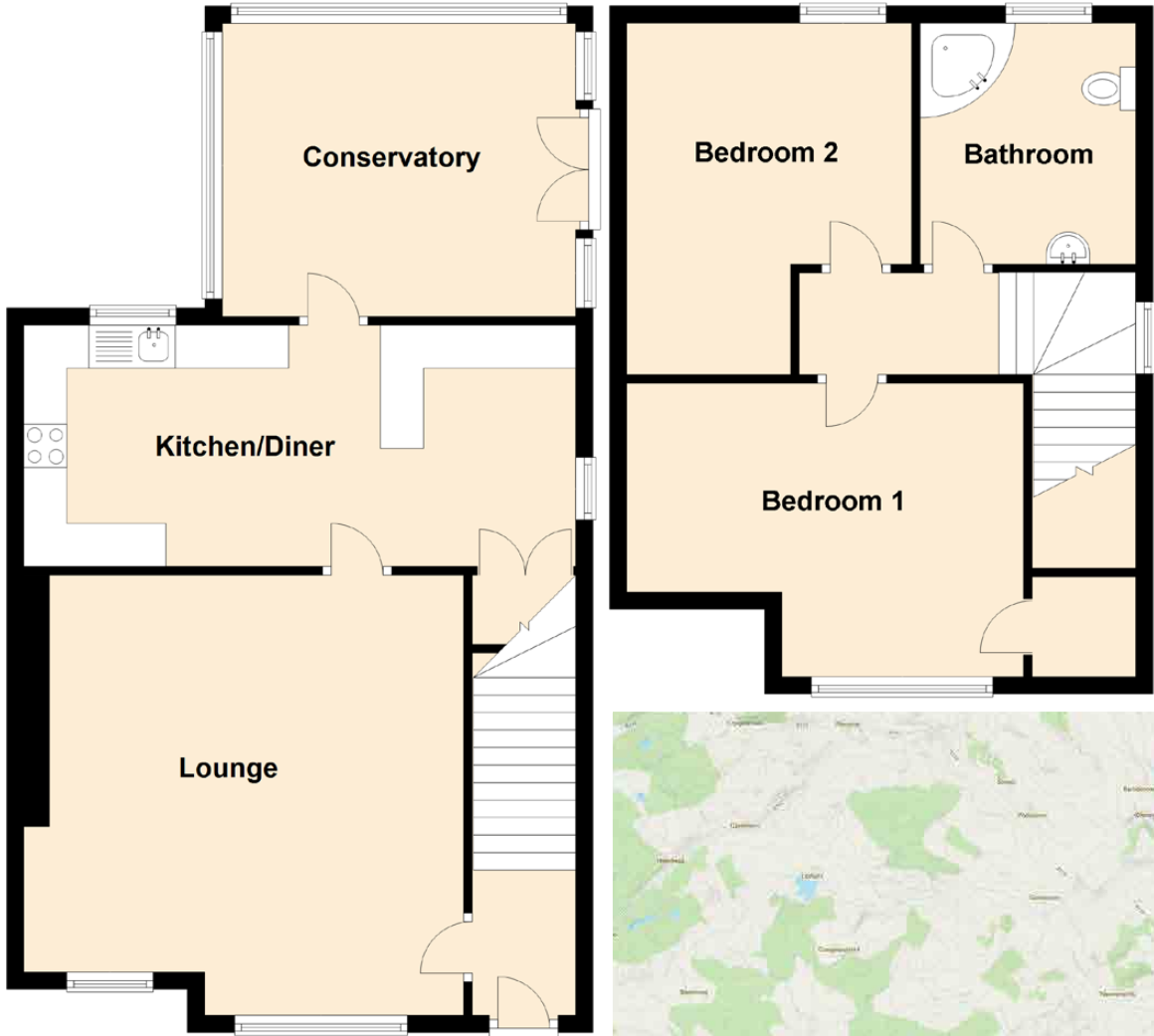
Journey upstairs and you will discover a bright hallway before encountering two well-proportioned bedrooms, both with a range of furniture configurations and space for additional free-standing furniture if required. A contemporary family bathroom suite completes the impressive accommodation internally.

Externally, the property benefits from private gardens with off-road parking provided to the side. The gardens are of generous size and real suntraps in summer months.



"... The conservatory will be popular with all members of the family and boasts a pleasant view of the rear garden..."

Bedrooms & Bathroom



Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 5.10m (16'9")
Kitchen/Diner	6.40m (21') x 2.80m (9'2")
Conservatory	4.10m (13'5") x 3.40m (11'2")
Bedroom 1	4.60m (15'1") x 3.40m (11'2")
Bedroom 2	3.90m (12'10") x 3.30m (10'10")
Bathroom	3.00m (9'10") x 2.50m (8'2")

Gross internal floor area (m²): 81m²
EPC Rating: F

Extras (Included in the sale): Floor coverings,
curtains, blinds light fixtures and fittings.

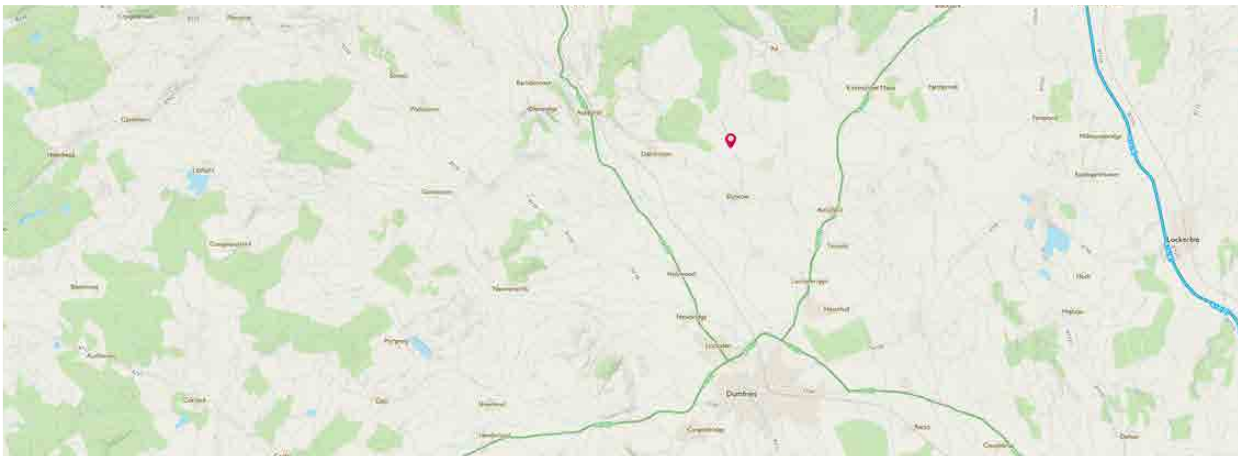


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