

Swallow Cottage

CROOKS, DUMFRIES, DG2 8EY



This property is subject to Buyers Premium paid by the successful purchaser. McEwan Fraser Legal are delighted to offer to the market this charming three bed detached period home, set in the Dumfriesshire countryside, a thirteen minute drive from the town of Dumfries. Breathtaking views surround this little piece of heaven and it's a rare type of property to come to the market. Lovingly upgraded by the current owners to an immaculate standard, no expense has been spared with over £135,000 spent recently by the current owners, in the creation of what can only be described as a captivating home in an exceptional location and condition.

This is the 'someday' type of home many people dream of owning, and the immaculately landscaped gardens that surround the property offer the perfect spot to relax and take things a little slower for once. The charming converted steading oozes timeless period charm and due to the many upgrades lavished upon it, now offers a home that is not only extremely comfortable but very relaxing too.





The accommodation comprises a very bright and comfortable split-level lounge/diner containing a feature log burner fireplace, with immaculate detailing throughout and generous dimensions that offer a plethora of furniture configuration options. The large picture window holds stunning open views and floods the room with light, while the French doors lead out nicely to the rear sun patio, a perfect spot for morning coffee or after-dinner drinks on sunnier days.

The dining area is very adaptable and offers room for more formal dining occasions with friends and family.





LOUNGE/DINER



Moving through to the kitchen/diner the beautiful shaker-style kitchen is finished in a range of units in dusk blue with a stunning Rangemaster Induction double oven, a free-standing fridge freezer, dishwasher, and ample room for a breakfast table. It's the perfect space for any chef to serve up a marvellous meal.





KITCHEN/DINER



The adjacent utility room with the washing machine and tumble dryer can easily handle the family washing requirements, offering the perfect solution to keep the washing out of sight and make washday's a little more bearable.

Convenience, style, immaculate detail and charm are the strong themes of this property and the additional shower room offers an excellent standalone shower enclosure with a mains shower unit.



This magnificent home has three good-sized bedrooms, all bright with ample space for free-standing furniture and wardrobe storage. The master bedroom currently has fantastic wall-to-wall sliding wardrobes.





BEDROOMS TWO & THREE

The spacious family bathroom has a three-piece suite with a sunken Bath and a quadrant shower enclosure with a mains shower unit, ensuring a constant supply for long refreshing showers.





The outside space of this home also adds so much lifestyle value for the new owners. The stunning garden is sizeable and beautifully landscaped, from the sun patio to the sun-house, the greenhouse to the shed/ outside store it all offers so much for those who love to be close to nature or potter around. The double garage is a real bonus and offers security for vehicles or a great place for those who like to tinker with a hobby.

Wildlife and many birds will regularly visit the garden and the outside space is quiet and idyllic. Some properties tick many boxes, rarely, however, do we come across a property that seems to tick all the boxes. If you are searching for attributes like authentic period design, with modern spacious and flexible accommodation, set in a quaint friendly village, stunning setting and an all-round great family home, then this is it. Here's the chance to change to an altogether more relaxed pace of life.

LPG gas central heating controlled by a Hive system, and new double-glazing keep the home warm, comfortable and energy-efficient. The driveway can cater for many vehicles.

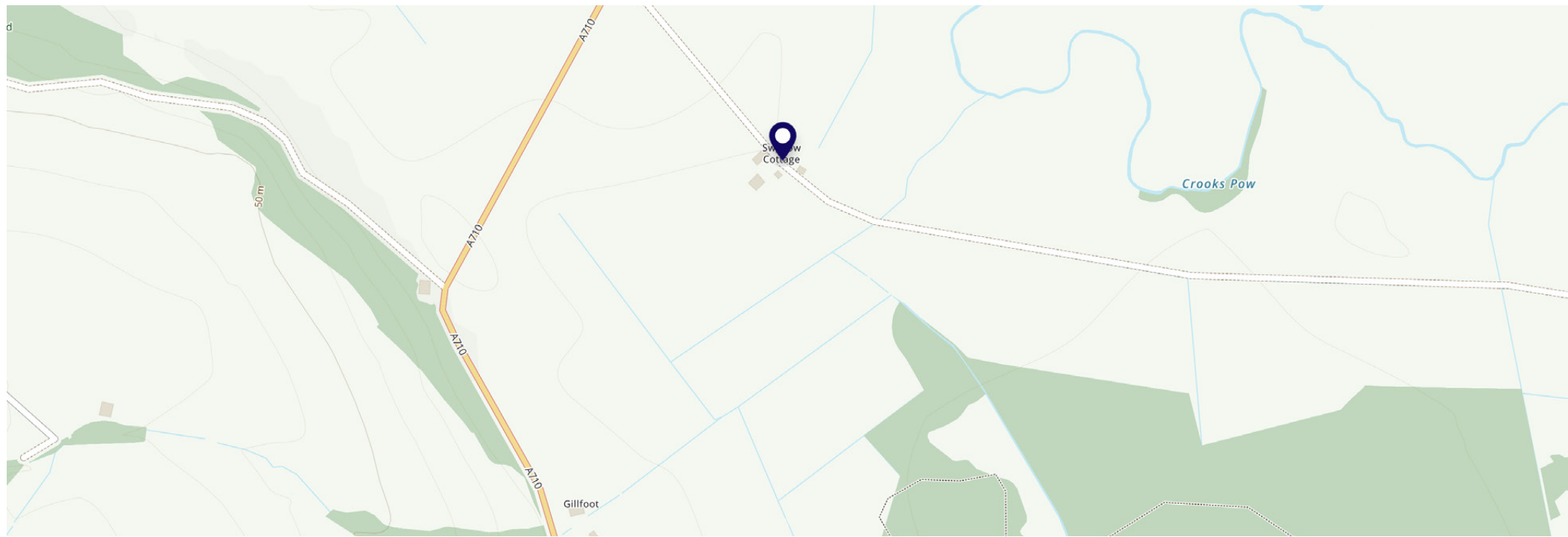
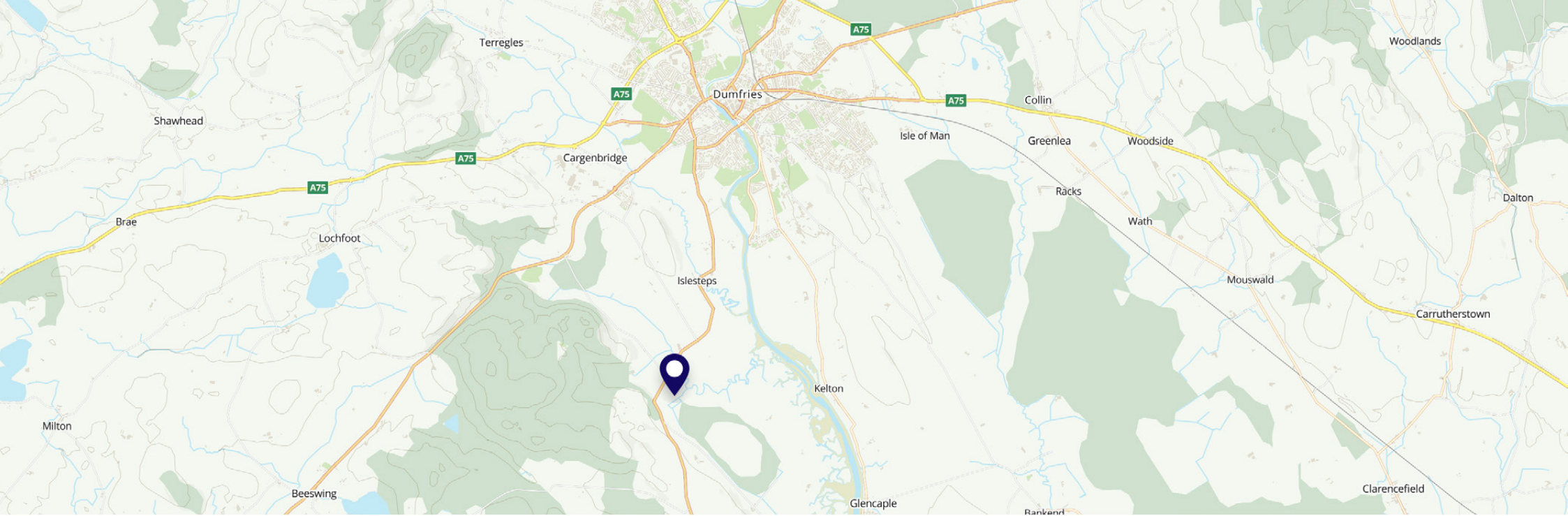


The current owners set out with a vision to create a stunning period home in A1 condition, and it's clear they have achieved that and much more. To create that vision they have spent some £135,000, including a £50,000 new kitchen extension/utility room, £52,000 new roof, £14,400 on new windows and doors, extensive landscaping including new fences and gates. A 'Proteks' paint system to all external walls and much much more. The roof has also had a wood treatment which carries a 30 year guarantee and all certificates and permissions are in place. The home report survey carried out by chartered surveyors J & E Shepherds has returned a clean bill of health. Any lucky new owner can be confident they are purchasing a very solid home in great order.

The property further benefits from the opportunity (subject to planning) to convert the enormous attic space and turn it into an additional two bedrooms with en-suite's or a family games room/cinema room/home office, the options are almost endless. Ultrafast Full Fibre Broadband with a download speed of up to 1000 Mbps and 220 Mbps upload.

Early viewing is highly recommended.

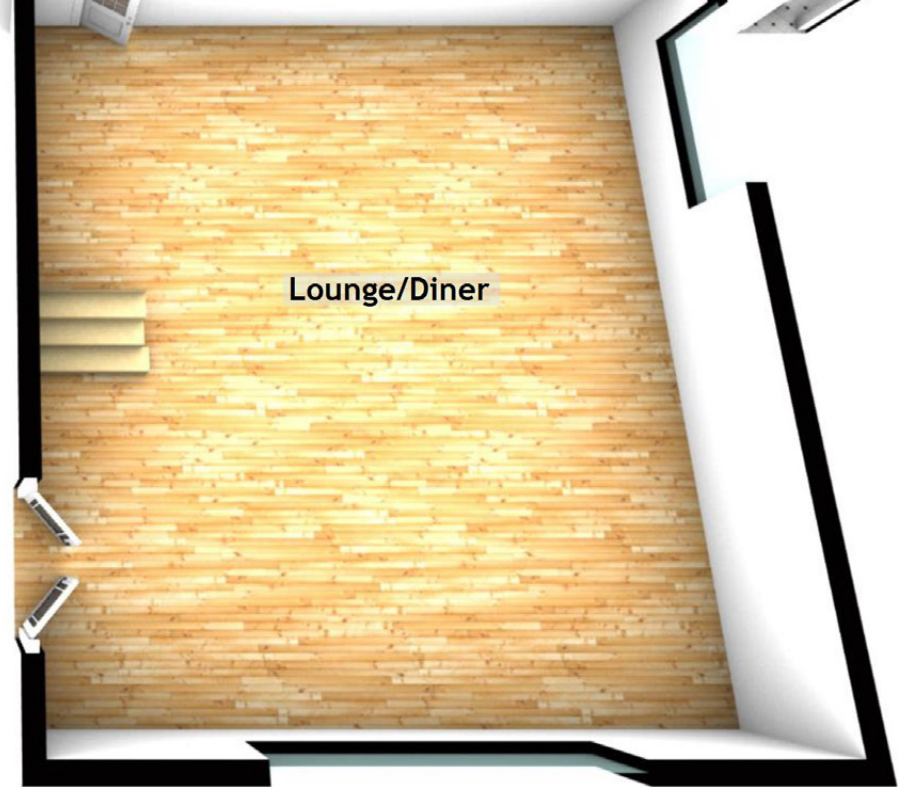




Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.25m (23'9") x 6.60m (21'8")
Kitchen/Diner	5.30m (17'5") x 3.00m (9'10")
Bedroom 1	5.30m (17'5") x 3.80m (12'6")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")
Bedroom 3	3.00m (9'10") x 2.80m (9'2")
Bathroom	4.00m (13'1") x 3.80m (12'5")
Utility	3.00m (9'10") x 2.90m (9'6")
Shower Room	2.90m (9'6") x 2.20m (7'2")

Gross internal floor area (m²): 163m²
EPC Rating: E
Buyer's Premium Value: £6600





For those who love a slower more peaceful pace of life, Swallow Cottage Crooks is a converted farm steading set amid beautiful natural scenery with rolling hills and moorland. It is located approximately 4 miles (13 minutes drive) from the bustling town of Dumfries. The peace in this area of the country is almost tangible. There are good schools and amenities within easy reach, making this area a very popular place to call home.





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