



# MARLAKE

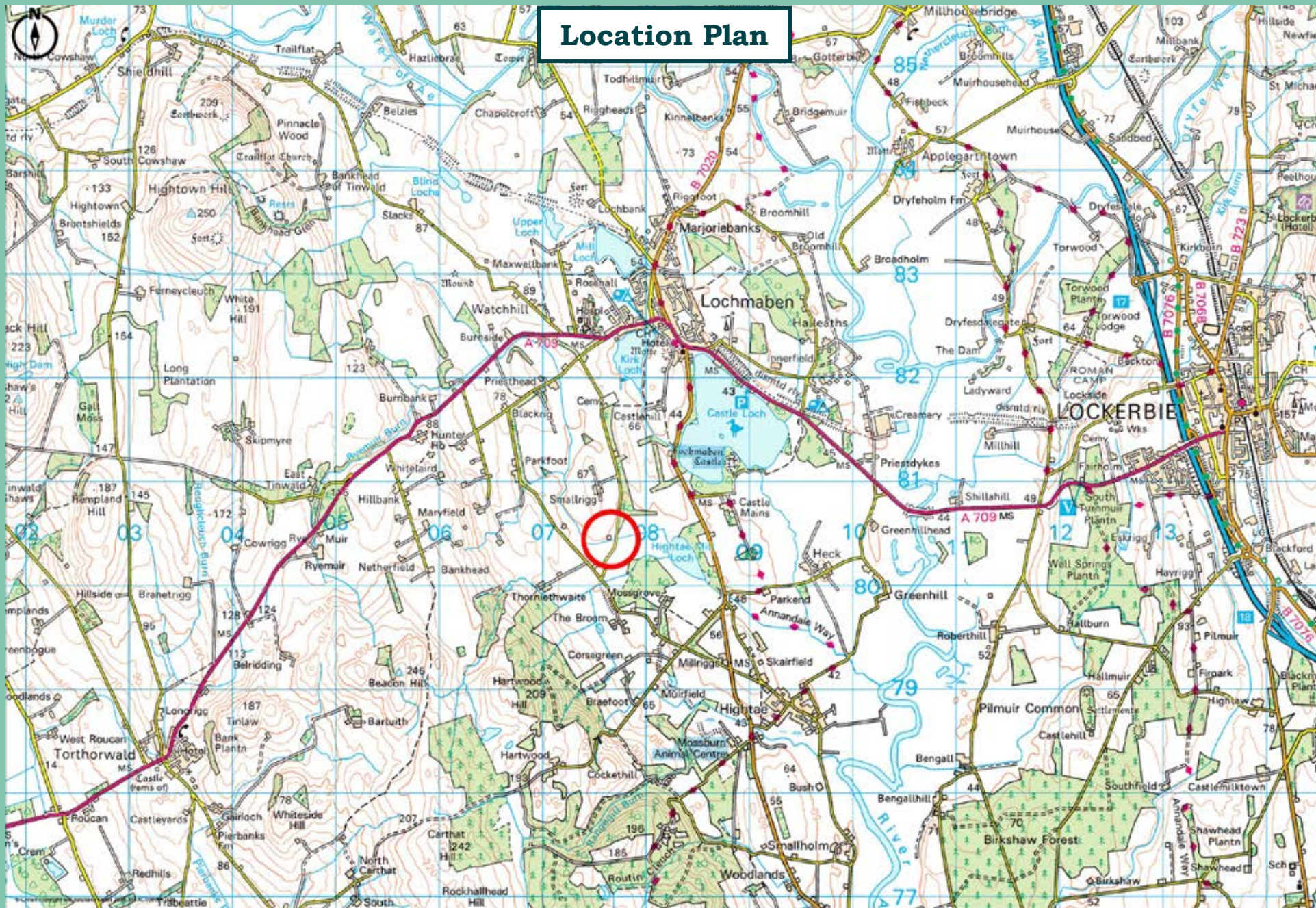
Lochmaben, Lockerbie, DG11 1JH



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# MARLAKE

**Lochmaben, Lockerbie, DG11 1JH**

Lochmaben 2 miles, Lockerbie 4.5 miles, Dumfries 8.5 miles, Carlisle 30 miles, Glasgow 75 miles, Edinburgh 78 miles

## A RESIDENTIAL SMALLHOLDING SET IN AN IDYLIC RURAL SETTING BENEFITTING A TRADITIONAL THREE BEDROOM COTTAGE AND GRAZING PADDOCKS

- TRADITIONAL THREE BEDROOM COTTAGE
- RURAL LOCATION WITH NO IMMEDIATE NEIGHBOURS
- TWO GRAZING PADDOCKS WITH THE MARLAKE BURN TRANSVERSING THE LAND
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

IN ALL ABOUT 2.644 ACRES (1.07 HECTARES)

### VENDORS SOLICITORS

Mr Adam Turnbull  
Gillespie Gifford & Brown  
135 King Street  
Castle Douglas  
DG7 1NA  
Tel: 01556 503744



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Marlake is nestled within an idyllic rural location about 2 miles from the town of Lochmaben. The busy market town of Lockerbie is some 4.5 miles distant and has direct access to the M74 arterial route.

The dwellinghouse is of traditional construction set over a single floor providing three-bedroom accommodation. The property would benefit from a degree of cosmetic upgrading, however, provides a superb blank canvas for any potential buyers and may have some potential for further development.

A feature of the property are the two grazing paddocks amounting to just over 2 acres which are transversed by the Marlake Burn. The inclusion of the land makes this a perfect smallholding for smallscale agricultural or equestrian uses. A detached garage sits to the front of the property.

A range of local services can be found at nearby Lochmaben with Lockerbie providing a wider range of essential services to include leisure facilities, a modern health centre, a wide range of professional services as well as two national supermarkets. Both primary and secondary schooling are highly rated and available within the town.

Marlake benefits from excellent commuting links with both Glasgow and Edinburgh a little over an hour's drive north and with the M74 adjoining the M6 at Gretna, the property is within commuting distance of some of the major centres. There is a main line railway station at Lockerbie, which runs a full timetable of services both north and south. The regional centre of Dumfries offers the further education choices with the University of the West of Scotland (UWS) along with a relatively new hospital, a range of high street shops, retail parks and large supermarkets.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses.

## DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## GUIDE PRICE

Offers for Marlake are sought in **excess of: £300,000**

## VIEWING

By appointment with the sole selling agents:



**Threave Rural**

**No' 3 Ring**

**New Market Street**

**Castle Douglas**

**DG7 1HY**

**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**

## PARTICULARS OF SALE

Marlake offers accommodation over a single floor benefitting from a private enclosed site, with no immediate neighbours. The accommodation in more detail briefly comprises:

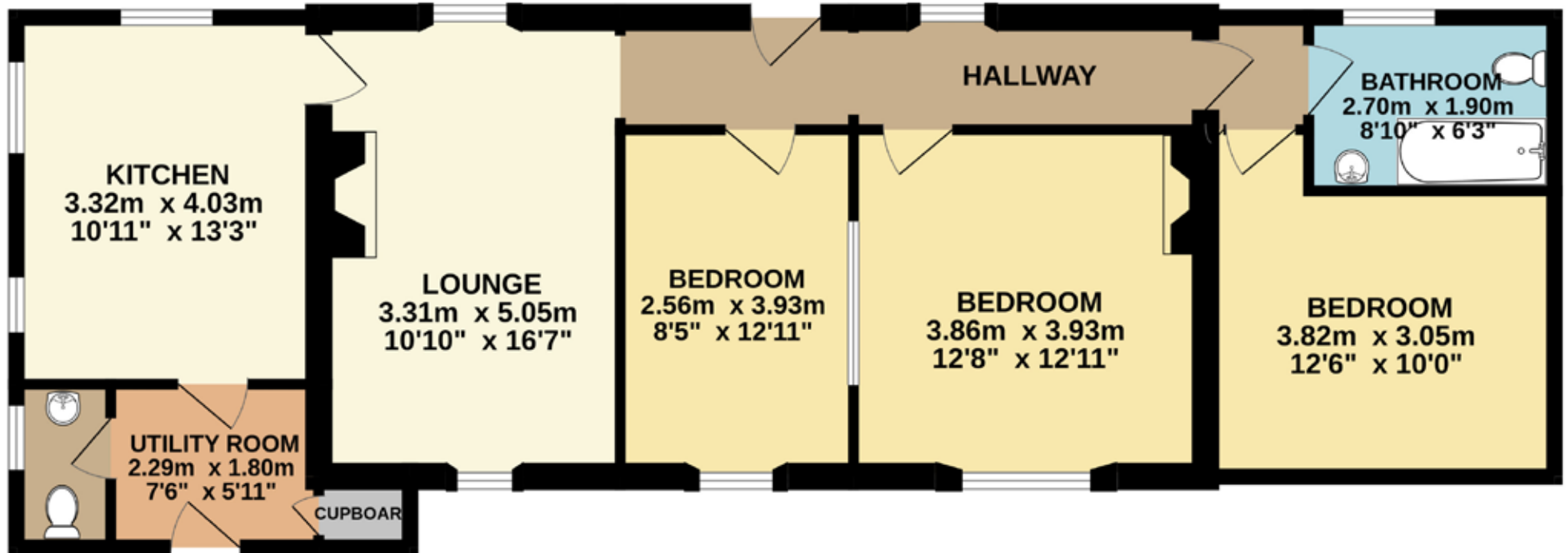
- **Boot Room**  
With a large built-in cupboard and cloakroom off.
- **Kitchen**  
Floor & wall units, electric oven, halogen hob with cooker hood, built-in cupboard housing the hot water tank, triple aspect windows.
- **Lounge**  
With a window to the rear, large wood burning stove.



- **Central Hallway**  
With two windows to the front.
- **Double Bedroom 1**  
With a window to the rear.
- **Double Bedroom 2**  
With an open fire set in a cast iron fireplace, window to the rear.
- **Double Bedroom 3**  
With a window to the rear.

# Floor Plan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Electric	E	F 35

**OUTSIDE**

The property is surrounded by its own garden grounds, which at the time of marketing, do require some maintenance and would benefit from some landscaping. However, there is ample parking for several vehicles and again, a superb blank canvas for the keen landscape gardener.

**THE GRAZING PADDOCKS**

The land extends in total to just over 2 acres and in the past, have been utilised for the grazing of sheep and horses. The paddocks are well-fenced and naturally watered by the Marlake Burn.









#### **MATTERS OF TITLE**

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor: **Adam Turnbull, Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold.

#### **INGOING**

There are no ingoing claims affecting the property.

#### **ENTRY & VACANT POSSESSION**

Immediately upon completion.



#### **OFFERS (Closing Date)**

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

#### **GENERALLY**

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.



### **IMPORTANT NOTICE**

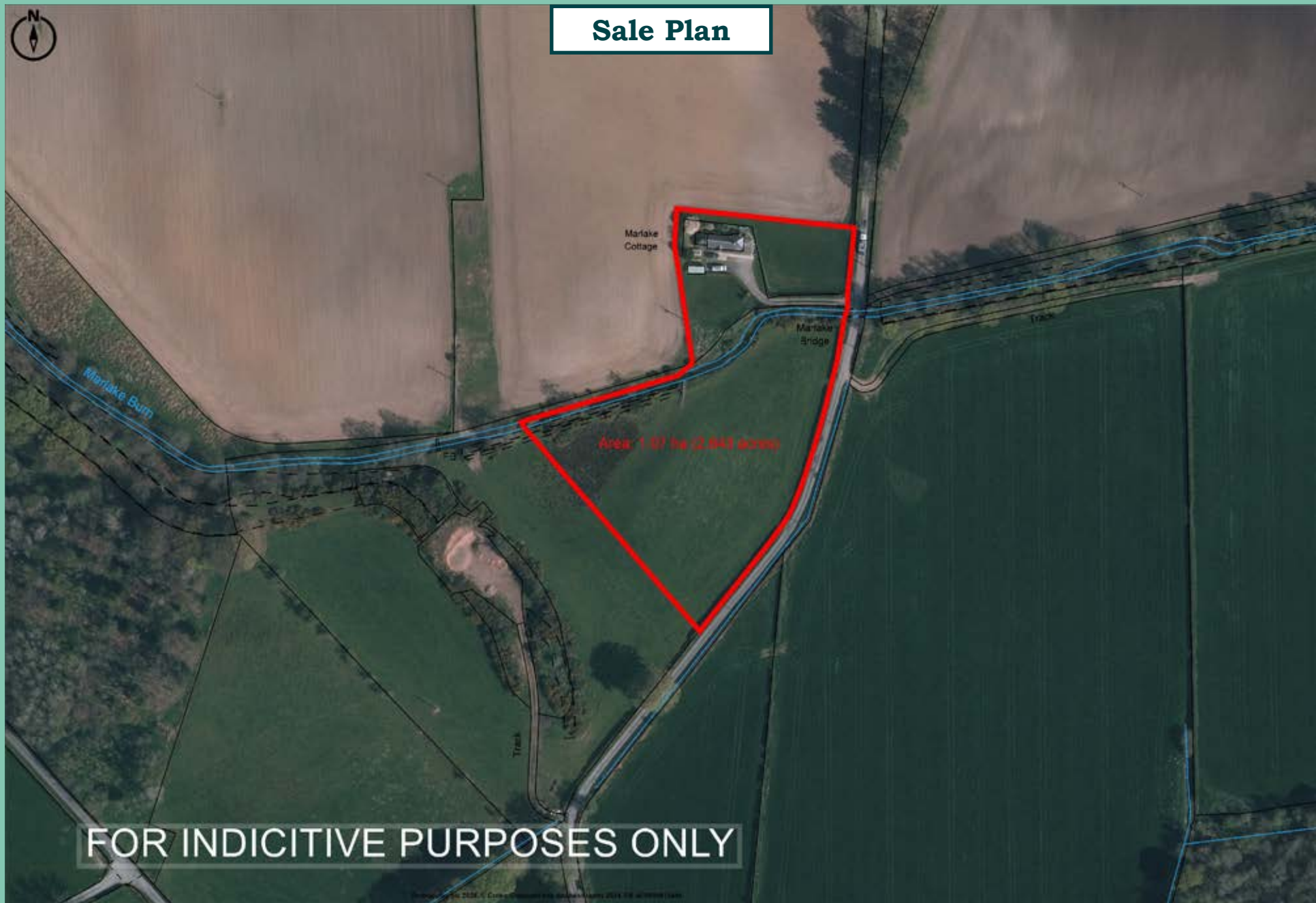
Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

***Particulars prepared June 2024***



# Sale Plan



FOR INDICATIVE PURPOSES ONLY

