

Stevenson & Johnstone

solicitors and estate agents

8 CRAIGHAUGH Eskdalemuir



Situated in an peaceful cul-de-sac in the rural village of Eskdalemuir this newly built 4 bedroomed dwellinghouse is set in an idyllic location with open views over the hills and surrounding countryside. The property has spacious accommodation and is finished to a very high standard with many individual features including solid wood doors, floors and staircase. Oil fired under floor heating downstairs. Hot water provided by solar panel. Garage and garden. SAP = C

Offers Over £315,000.00

Features

Entrance Hall. Living Room. Dining/Kitchen. Utility Room. Shower Room. Bathroom. 4 Bedrooms (1 en-suite). Garage. Garden. Full Upvc glazing. Oil Fired Central Heating. Solar Panels.

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Vestibule:-

Upvc entrance door. Tiled floor. Cloakroom housing water tank. Cupboard housing electrics. Shelved storage area. Solid wood door to hallway.

Hallway:-

Spacious hallway with solid oak flooring. Wood doors, skirtings and facings. Joiner made wood staircase. Understairs cupboard housing heating controls. Further storage cupboard



Utility Room:-

Fitted floor and wall units. Stainless steel sink and drainer. Worcester oil central heating boiler. Central heating controls. Expelair. Tiled floor. Part tiles to walls. Window to rear. Hard wood door to garage.



Garage:-

Up and over door. Several power points. Upvc door to garden. Upvc window to front.

Bedroom 1:-

Oak flooring. Central heating control. Upvc window to front.



Shower Room:-

Corner shower unit with mains powered shower system. Respotex to shower walls. W.C. Wash hand basin. Expelair. Tiled floor. Obscure Upvc window to front.



Living Room:-

Bright spacious room with solid oak flooring and Upvc feature bay window facing North with spectacular views over the countryside. Stone built fireplace to house wood burning stove if required. Stone built storage area for logs. Open through to dining/kitchen.

Dining/Kitchen:-

Light and spacious dining kitchen. Upvc French doors and windows to dining area. Fitted floor and wall units in kitchen. Down lights to ceiling. Bosch ceramic hob. Space for oven and fridge/freezer. Tiled floor. Double stainless steel sink and drainer. Two Upvc windows to side and rear. Central heating controls.

First Floor Landing:-

Three large velux windows. Three double cupboards provide shelved and hanging storage. Oak flooring. Central heating control.

Master Bedroom with En-suite:-

Large double bedroom with en-suite shower room. Two large windows facing North with open views over the countryside. Undereaves storage cupboards. Radiator. Dressing area with built-in wardrobes. Shower room comprises corner shower cubicle with mains powered shower system. Tiles to shower walls. Chrome ladder radiator. W.C. Wash hand basin. Expelair. Velux window.



Bathroom:-

Bath with mixer tap and shower head. Tiles to walls. Wash hand basin. W.C. Chrome ladder radiator. Expelair.

Bedroom 3:-

Upvc cathedral style window to one wall facing North with splendid views over the surrounding countryside. Radiator.

Bedroom 4:-

Upvc window to side. Radiator. Access to loft space.

Outside:-

Tarmac driveway providing off road parking. Lawn to front with paved pathway around house. Oil tank to one side. Vegetable plot to other side. Lawn to front. Spectacular views to the North.



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General

Address:

8 CRAIGHAUGH
Eskdalemuir
Dumfries & Galloway
DG13 0QJ

Amenities:

Mains water, electricity and drainage. Oil fired central heating. Underfloor heating down stairs and radiators upstairs. Solar panels for hot water. Upvc windows and doors.

Entry:

By arrangement

Price:

Offers Over £315,000.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Directions:

Craighaugh is situated on the outskirts of Eskdalemuir a small peaceful village on the B709 around 14 miles equidistant from Langholm and Lockerbie in the Dumfriesshire countryside. There is a church, post office and Samye Ling Tibetan Centre is 1 mile away with its shop and internet cafe.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.