

Stevenson & Johnstone

solicitors and estate agents

BRAETOP Kirkpatrick Fleming



Unique architect designed and beautifully presented detached 4/5 bed roomed dwellinghouse situated in large garden grounds with adjoining paddock. Built in 2008 to a very high standard this property boasts 3 reception rooms, underfloor heating, solar panelled hot water supply and all bedrooms have en-suite facilities. Idyllic family home. Viewing is highly recommended. EPC = C.

Offers Over £325,000.00

Features

Hallway. Lounge. Sunroom. Family Bathroom. Dining/Kitchen. Utility Room. Toilet. Cloakroom. 3 En-suite Double Bedrooms. Family Room/Bedroom 4. Study/Bedroom 5. Integral Double Garage. Oil Fired Central Heating. Under Floor Heating. Full Double Glazing. Large Garden. Paddock.

Property Shop
38 High Street
Langholm
Dumfries & Galloway
DG13 0JH

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Hallway:-

Upvc entrance door to hallway. Wood flooring. All wood skirtings, facings and doors throughout the property. Down lights to ceiling. Alarm system. Central heating thermostat for under floor heating. 3 double sockets. Telephone point. Stairs to 1st floor. Door to rear passage. Upvc to rear garden.



Rear Passage:-

Tiled floor. Door to utility room. Door to garage.

Utility Room: 8' 9" x 10' 6" (2.65 x 3.20)

Tiled floor. Stainless steel sink and drainer in base unit. Fitted floor units. Plumbed for washing machine. Central heating thermostat. Two double glazed windows to front.



Family Bathroom: 8' 6" x 6' 6" (2.60 x 2.00)

Tiled floor. Bath. W.C. Wash hand basin. Opaque double glazed window to front.



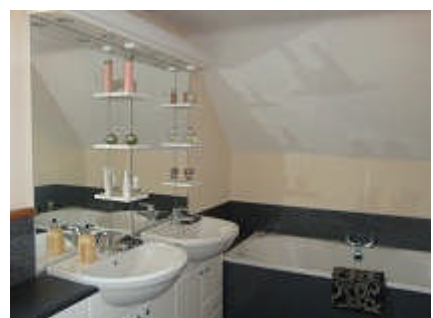
Family Room/Bedroom 4: 12' 8" x 13' 4" (3.90 x 4.05)

Two double glazed windows one to the front and one to the side. Central heating thermostat. Carpet. 4 double sockets. T.V. socket.



Lounge: 17' 4" x 19' 1" (5.20 x 5.80)

Double glass panelled entrance doors. Electric fire inset in marble surround. Carpet. Double glazed window to side. 4 double sockets. T.V. socket. Telephone point. Central heating thermostat.



Cloak Room:-

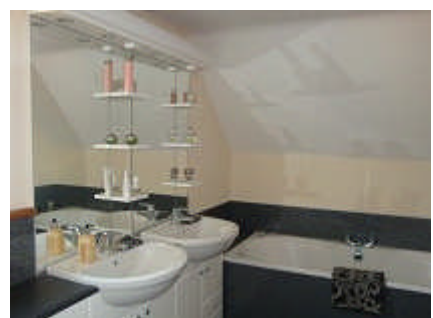
Walk-in storage room. Under floor central heating pipes. Tiled floor.

Toilet: 6' x 6' ((1.80 x 1.80)

Opaque double glazed window to rear. Wash hand basin. W.C.

Dining/Kitchen: 20' 7" x 14' 6" (6.25 x 4.41)

Fitted floor and wall units with led lights to kick boards. Down lights to ceiling. Granite worktops and splash backs. Tiled floor. Electric hob. Eyelevel double oven. Integrated dishwasher. Stainless steel deep sink. Breakfast bar. Two double glazed windows to rear. Telephone socket. Ample electrical sockets. Archway and steps down to sun room.



Sun Room: 16' 3" x 16' 3" (4.95 x 4.95)

Tiled floor. Upvc French doors to patio. Large double glazed windows all around. 5 double sockets. Telephone point. Central heating thermostat.

First Floor Landing:-

Wood spindle and banister open staircase with led lights to each step. Velux window. 1 double socket. Telephone point. Radiator. Central heating thermostat. Down lights to ceiling. Access to loft space (partially floored). Large airing cupboard with radiator. Inset glass wall tiles for extra light.

Master Bedroom: 20' x 15' 1" overall (6.10 x 4.55)

Two fitted double wardrobes to one wall. One built-in double wardrobe. Double glazed window to front. Down lights. Carpet. 3 double sockets. Telephone point. T.V. socket. Door to dressing room:- 2 double sockets. Spotlights to ceiling. 2 radiators. Inset glass wall tiles for extra light. Access to eaves storage.

En-suite Bathroom: 7' 7" x 11' 3" (2.30 x 3.40)

Jacuzzi bath. Twin wash hand basins and W.C. set in vanity unit with glass shelving and shaver points. Large shower cubicle with mains powered shower system and respotex to walls. Chrome ladder radiator. Extractor fan.

Study/Bedroom 5: 8' 2" x 7' 9" (2.50 x 2.35)

Radiator. Velux window. Inset glass wall tiles for extra light. Down lights to ceiling.

Bedroom 2: 14' 6" x 15' 4" (4.40 x 4.65)

Built-in double wardrobes to one wall. Radiator. Double glazed window to front. 3 double sockets. T.V. point. Door to en-suite Bathroom

En-suite Bathroom: 7' 5" x 10' 9" (2.25 x 3.25)

Bath. W.C. Wash hand basin. Shower cubicle with mains powered shower system and respotex to walls. Down lights. Velux window. Chrome ladder radiator. Extractor fan.

Bedroom 3: 14' 7" x 13' (4.45 x 3.95)

Built-in wardrobes to 1 wall. Radiator. Double glazed window to rear. 3 double sockets. T.V. point. Door to en-suite Bathroom

En-suite Bathroom: 8' 9" x 10' 9" (2.65 x 3.25)

Bath, W.C. Wash hand basin. Shower cubicle with mains powered shower system and respotex to walls. Down lights. Velux window Chrome ladder radiator. Extractor fan.

Play Room/Nursery: 7' 2" x 15' 7"

From bedroom 3 is a door leading to a good sized room ideal for children's playroom or nursery. Sloped ceilings with down lights. Radiator. Double glazed window to side. 3 double sockets.



Garage:-

Double integral garage with two up and over remote controlled doors. Two double glazed windows. Side door. Power points. Storage cupboards and shelves. Freestanding Worcester oil central heating boiler. Pressurized hot water system run from roof panels.

Outside:-

Enclosed rear garden in grass and paving. Wood panelled fence on a brick base. Outdoor power point. Paved pathway around house. Large patio and lawn edged with shrubs to the front. Tarmac area providing parking for several vehicles. Oil tank. Two timber storage sheds. Greenhouse. Fully enclosed large paddock area.

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General

Address:

BRAETOP
Kirkpatrick Fleming
Dumfries & Galloway
DG11 3BE

Amenities:

Mains water and electricity. Private septic tank drainage. Oil fired central heating. Full double glazing. Solar panel hot water system.

Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the built in hob, oven and cooker hood in the kitchen.

Council Tax:

Valuation Band G.

Entry:

By arrangement

Price:

Offers Over £325,000.00

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.

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.

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