



EN SUITE BATHROOM

2.0m x 2.4m (6'7" x 7'10") Or thereby. Door off Attic Bedroom 3. Double glazed window. Roller blind. Partially tiled walls. Bath. Wash-hand basin and W.C. Two ceiling light fittings. Radiator. Access hatch to eaves. Vinyl flooring. Expelair fan.

OUTSIDE

Gardens all in approximately 6.89 acres including vegetable plot, stone outbuilding and other implement stores. Double garage with light and power. Outside tap. Decked area.



WORKSHOP

Workshop/store (7.7m x 6.3m or thereby) with up-and-over door, side door, light and power. Skylight windows.



VIEWING

By arrangement with THE SELLING AGENTS.



LOCHBANK COTTAGE BEESWING DUMFRIES DG2 8ED

HOUSE - DETACHED 4 BEDROOMS

Offers Around £345,000

EPC = F

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.

e: info@jhslaw.co.uk

www.
JHS LAW
.co.uk

t: 01387 739 000

Located a few miles South West of Dumfries is this DETACHED HOUSE of individual character, in delightful rural but not isolated setting overlooking 'Lotus Hill' which is popular with walkers. L.P. gas central heating. Double glazing. VESTIBULE; HALLS; DINING ROOM; LOUNGE; KITCHEN; Downstairs BEDROOM; 3 ATTIC BEDROOMS; STUDY/ DRESSING ROOM; 2 SHOWER ROOMS; STAIRWAYS; BATHROOM. Mature gardens all sitting in approximately 6.89 acres. Double garage. Workshop. Stone outhouse plus various implement/wood stores. The property may lend itself to the equestrian enthusiast. EPC=F

FRONT VESTIBULE

1.6m x 1.4m (5'3" x 4'7") Or thereby. uPVC partially glazed front door. Double glazed window. Roller blind. Radiator. Fitted carpet. Wall light.

HALL 1

Opening off Front Vestibule. Fitted carpet. Pendant light and shade.

DOWNSTAIRS BEDROOM

3.6m x 3.8m (11'10" x 12'6") Or thereby. Door off Hall 1. Double glazed window. Roller blind. Power points. Wall lights. Radiator. Fitted carpet. Spot light fitting.



STUDY/DRESSING ROOM

2.5m x 2.9m (8'2" x 9'6") Or thereby excluding wardrobe area. Door off Downstairs Bedroom. Double glazed window. Roller blind. Fitted carpet. Pendant light and shade. Radiator. Built-in wardrobes with sliding doors. Power points.

DOWNSTAIRS SHOWER ROOM

1.6m x 2.8m (5'3" x 9'2") Or thereby. Door off Hall 1. Double glazed window. Roller blind. W.C. Wash-hand basin in vanity unit. Fully tiled walls. Radiator. Light and shade. Expelair fan. Fully tiled shower area with Mira shower and downlighter. Vinyl floor.



STAIRWAY

With fitted carpet from Hall 1 to:

LANDING

Fitted carpet. Pendant light and shade. Power point. Smoke alarm. Access hatch and hatch to eaves.

ATTIC BEDROOM 1

4.1m x 3.8m (13'5" x 12'6") Or thereby including Dormer Area. Door off Landing. Double glazed Dormer window. Roller blind. Fitted carpet. Radiator. Power points. Pendant light and shade. Coombed ceiling. Built-in wardrobe. Access to eaves.



ATTIC BEDROOM 2

4.1m x 3.6m (13'5" x 11'10") Or thereby including Dormer Area. Door off Landing. Double glazed Dormer window. Roller blind. Fitted carpet. Radiator. Coombed ceiling. Built-in wardrobe. Power points. Pendant light and shade. Access to eaves.



SHOWER ROOM

1.4m x 1.8m (4'7" x 5'11") Or thereby. Door off Landing. Double glazed window. Roller blind. Radiator. Fully tiled. Pendant light and shade. Expelair fan. Wall light. Shower cubicle with Mira shower. Wash-hand basin and w.c. Fitted carpet.

DINING ROOM

3.6m x 3.7m (11'10" x 12'2") Or thereby. Door off Hall 1. Double glazed window. Roller blind. Radiator. Fitted carpet. Wall lights. Spot light fitting. Power points.



REAR HALL/UTILITY

Irregular shaped. Door off Dining Room. Double glazed window. Fluorescent light. Radiator. Carpet tiles. Stainless steel sink and drainer in base unit. Plumbing for automatic washing machine. Power points. Worcester floor standing boiler. Cupboard housing electricity meter. Two built-in storage cupboards. Partially tiled walls. Double glazed door to outside.



KITCHEN

2.7m x 5.9m (8'10" x 19'4") Or thereby. Door off Rear Hall/Utility. Two double glazed windows. Roller blinds. Two fluorescent lights. Fitted wall and base units with worktops. Radiator. Partially tiled walls. Power points. Vinyl flooring. L P gas hob. Built-in electric oven. Sink and drainer with mixer tap. Cooker hood. Integrated fridge.



LOUNGE

5.0m x 5.9m (16'5" x 19'4") Or thereby. Angled door off Rear Hall/Utility. Double glazed windows. Venetian blinds. Wood burning stove in wood and tiled fire surround. Two radiators. Ceiling light fitting. Wall lights. Fitted carpet. Double glazed door to outside. Curtain pole. Curtain. Power points.



OPEN PLAN STAIRWAY

With carpeted treads from Lounge to small Landing with light, smoke alarm and fitted carpet.

ATTIC BEDROOM 3

4.4m x 5.9m (14'5" x 19'4") Or thereby including Dormer Area. Door off Landing. Double glazed Dormer window. Roller blind. Radiator. Velux double glazed window and blind. Access hatches to eaves. Wall lights. Two ceiling light fittings. Coombed ceiling. Power points.

