

CASTLEBANK
LOCKERBIE ROAD
LOCHMABEN
DG11 1NJ



A SUPERBLY APPOINTED DETACHED VICTORIAN SANDSTONE VILLA RETAINING MANY ORIGINAL INTERESTING FEATURES. IMPOSING PICTURESQUE VIEWS OVER THE CASTLE LOCH. DOUBLE GLAZING & SPACIOUS ACCOMMODATION COMPRISING ENTRANCE VESTIBULE. HALLWAY. SITTING ROOM. DINING ROOM. DRAWING ROOM. FITTED DINING KITCHEN. REAR VESTIBULE. UTILITY ROOM. CLOAKROOM. DOWSTAIRS SHOWER ROOM. STAIRS & LANDING. 4 DOUBLE BEDROOMS. BATHROOM. DELIGHTFUL GARDENS TO THE FRONT & REAR. SWEEPING TARMAC DRIVEWAY. DETACHED DOUBLE GARAGE WITH STANDING LOFT SPACE ABOVE.

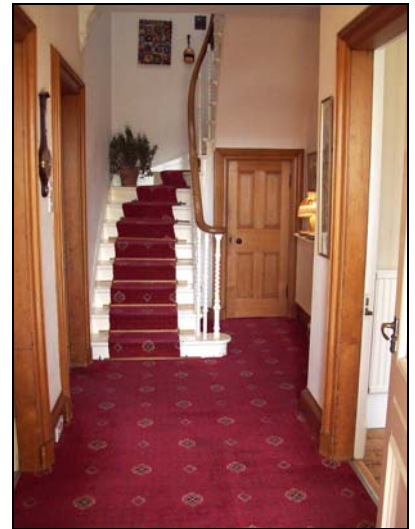
PRICE OFFERS OVER £325,000

ACCOMMODATION

ENTRANCE VESTIBULE

(2.00m x 1.52m)

Entered through a part glazed wooden front door. With decorative stained glass panel above. Dado rail. Mosaic tiled floor. Part glazed ornate inner door with obscured panels to either side giving access through to an inviting hallway. Useful shelved storage cupboard. Decorative corning with two corbels. Telephone point. Smoke alarm. Fitted carpet. Radiator with display shelf above. Original solid yellow pine doors off to sitting room, dining room, lounge & fitted kitchen.



SITTING ROOM

(4.97m x 4.70m)

A lovely comfortable room with double glazed sash-case bay window overlooking the front garden & loch. Traditional open coal fire set on a tiled hearth with contrasting fascia & surround. Picture rail. Central ceiling light pendant. Decorative corning & ceiling rose. Curtains & pelmets. Television point. Fitted carpet. Radiator.



DINING ROOM

(5.05m x 5.00m)

An attractive bright room with double glazed sash-case window overlooking the front garden & loch. Decorative corning & ceiling rose. Exposed wooden floorboards. Triple light pendant. Built-in book shelf. Curtains & pelmets. Open coal fire set within a french marble surround & tiled hearth. Picture rail. Radiator.



DRAWING ROOM

(3.96m x 3.75m)

With open coal fire set on a tiled hearth with matching surround. Picture rail. Corning. Double glazed sash-case window overlooking the rear garden. Roller blind. Shelved storage cupboard. Fitted carpet. Radiator. Door through to inner hall.



INNER HALL

(2.55m x 1.70m)

Double glazed sash-case window to the side. Roman blind. Deep display sill. Coat hooks. Display shelf. Door through to shower room & access to a further hall.

SHOWER ROOM

(2.42m x 2.10m)

Coloured wash-hand basin & W.C. Fully tiled shower cubicle with chrome shower mixer. Double glazed obscured window to the rear. Deep display sill. Rushed blind. Hatch to attic space. Towel rail. Exposed wooden floorboards. Radiator.

FURTHER HALL

(2.21m x 1.49m)

Cupboard housing the electricity meter & fusebox. Alarm box. Built-in shoe rack. Vinyl flooring with coir inset. Doors off to utility room & fitted dining kitchen. Wooden door leading out to the rear garden.

UTILITY ROOM

(2.50m x 2.07m)

Double glazed sash-case window to the side. Deep display sill. Stainless steel single drainer sink unit. Plumbed for automatic washing machine. Display shelving. Space for fridge, freezer & tumble dryer. Vinyl flooring.

FITTED DINING KITCHEN

(4.70m x 3.40m)

A generously proportioned kitchen with a good supply of wall & base units incorporating a stainless steel single drainer sink unit with chrome mixer taps. Double glazed sash-case window overlooking the rear garden. Curtains & pelmets. Triple spotlights. Light pendant. Clothes pulley. Electric cooker point. Under unit lighting. Useful shelved storage cupboard. Vinyl flooring. Radiator.

STAIRS & LANDING

Obscured skylight. Smoke alarm. Cornicing. Fitted carpet runner. Doors off to 4 bedrooms & bathroom.

BEDROOM 1

(4.23m x 3.30m)

With lovely views over the rear garden. Cornicing. Roller blind. Curtains. Fitted carpet.

BEDROOM 2

(4.30m x 4.00m)

Overlooking the front and loch. Roller blind. Curtains. Cornicing. Exposed wooden floorboards.



BEDROOM 3**(4.53m x 3.35m)**

Three double glazed windows overlooking the front garden. Deep display sill. Cornicing. Curtains. Fitted carpet.

BEDROOM 4**(5.60m x 3.70m)**

Enjoying views over the front garden & the loch. Curtains. Wash-hand basin with vanity unit. Splash-back tiles. Display mirror. Shaver point/light. Cornicing. Towel rail. Fitted carpet.

BATHROOM**(4.70m x 2.41m)**

A good sized bathroom with double glazed sash-case window overlooking the rear garden. Window seat with storage compartment underneath. Curtains. White wash-hand basin, bath & W.C. Partially tiled walls. Shaverpoint/light. Fully tiled shower cubicle with Mira 88 shower. Shower rail & curtain. Part tongue & groove wall paneling. Part tiled walls. Double spotlights. Hatch with ladder attached to insulated attic. Dado rail. Fitted carpet. Radiator.

OUTSIDE

The beautiful front garden is filled with an array of colourful well established plants, shrubs & trees. A sweeping tarmac driveway greets you at the front entrance gates providing ample parking space for a number of vehicles. The lovely rear garden is laid out in lawn with an excellent display of attractive flowering plants & shrubs. Cobbled patio area. Triple car port to one side. Clothes poles. Covered log shed. Wooden summerhouse. Greenhouse. Both the greenhouse & summerhouse have electricity points. Coal house. 3 Raised sandstone flower beds. **DOUBLE GARAGE:- (10.40 x 4.90m)** With possible conversion into offices subject to the usual planning consents. Two up & over doors. Standing loft space above – access is via wooden steps in the first garage.

HOME REPORT

A Home Report is available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.



Council Tax Band "F".

SERVICES

Mains water, electricity & drainage. The telephone is subject to the usual B.T. Regulations.

VIEWING

**By arrangement with the Selling Agents
HARPER, ROBERTSON & SHANNON,
SOLICITORS & ESTATE AGENTS**

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract.

Purchasers should satisfy themselves on the basic facts before a contract is concluded.

Lochmaben is 10 minutes or 4 miles from the main line railway Glasgow/Edinburgh to London at Lockerbie & the M74. For further details on Lochmaben please log on to www.lochmaben.org.uk.



CASTLE LOCH