

# GLENGOWER NR EAGLESFIELD DG11 3LT



EXCEPTIONALLY SPACIOUS DETACHED DWELLINGHOUSE ENJOYING EXPANSIVE VIEWS OVER OPEN COUNTRYSIDE. POTENTIAL FOR OPERATION OF A BED AND BREAKFAST/GUESTHOUSE. DOUBLE GLAZING & OIL CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE VESTIBULE. CENTRAL HALLWAY. LOUNGE. SITTING ROOM CONSERVATORY. FITTED DINING KITCHEN WITH AGA COOKER. UTILITY ROOM. W.C. CLOAKROOM. 6 BEDROOMS (TWO EN-SUITE). BATHROOM. SEPARATE SHOWER ROOM. STUDY/BOX ROOM. GALLERIED LANDING. EXTENSIVE GARDEN GROUNDS OF APPROXIMATELY  $\frac{3}{4}$  ACRES.  $\frac{1}{2}$  ACRE Paddock. INTEGRAL DOUBLE GARAGE. GARDEN SHED. TARMAC FORECOURT PROVIDING PARKING FOR SEVERAL CARS.

**GUIDE PRICE £325,000**

## **ACCOMMODATION**

This lovely property is situated on the outskirts of Eaglesfield. Eaglesfield has a Post Office & Primary School, the nearest Secondary school is Lockerbie Academy. The A75 & M74 are both within close proximity. Early viewing is highly recommended to fully appreciate the spacious accommodation & the peaceful location.

### **GROUND FLOOR:-**

#### **ENTRANCE VESTIBULE**

**(3.83m x 1.67m)**

Entered through an attractive part glazed door with Part glazed panels to either side. Coving. Fitted carpet. Radiator. Part glazed door leading through to the central hallway.

#### **CENTRAL HALLWAY**

A spacious central hallway with airing cupboard, cloak cupboard & built-in understairs storage cupboard. Telephone point. Coving. Smoke alarm. Fitted carpet. Radiator. Doors off to lounge, sitting room, fitted dining kitchen, shower room & two bedrooms (one with en-suite bathroom)

#### **LOUNGE**

**(5.96m x 5.50m)**

A generously proportioned attractive room with Double glazed windows to the front & side. Vertical blinds. Gas coal effect fire which is set on a solid marble hearth with contrasting fascia & surround. Coving. Central light fitting. 2 Double wall lights. Storage heater. Radiator.

#### **SITTING ROOM**

**(4.60m x 3.35m)**

With Gas coal effect fire which is set on a marble hearth with contrasting fascia & decorative solid oak surround. Blinds. Coving. Fitted carpet. Radiator. Double glazed sliding patio doors off to conservatory & part glazed door through to the hall.

#### **DINING KITCHEN**

**(5.80m x 3.35m)**

A very spacious kitchen with a generous supply of wall & base units incorporating a stainless steel sink unit with vegetable compartment & mixer taps. Built-in breakfast bar. Ample power points. Oil fired Aga cooker is to be included in the sale. Built-in fan-assisted oven. 2 Fluorescent lights. Double glazed window overlooking the front. Blinds. Coving. Partially tiled walls. Plumbed for automatic dishwasher. Integrated fridge/freezer. Fitted carpet. Radiator.



### **CONSERVATORY**

**(3.82m x 3.03m)**

Double glazed windows. Vertical blinds. Deep display sills. Ceramic tiled floor. Ceiling/fan light.

### **W.C**

**(1.72m x 1.05m)**

With double glazed window to the rear. Roller blind. White wash-hand basin & W.C.. Display Vinyl flooring. shelving.

### **UTILTY ROOM**

**(1.61m x 1.96m)**

Double glazed window to the rear. Stainless steel single drainer sink. Plumbed for automatic washing machine. Vinyl flooring.

### **REAR VESTIBULE**

**(3.25m x 1.64m)**

2 Built-in double storage cupboards. Vinyl flooring. Door through to the integral garage & part glazed rear door.

### **BEDROOM (WITH EN-SUITE BATHROOM)**

**(5.65m x 3.87m)**

With double glazed windows to the front & side. Coving. Telephone point. Fitted carpet. Storage heater. Radiator.

### **EN-SUITE BATHROOM**

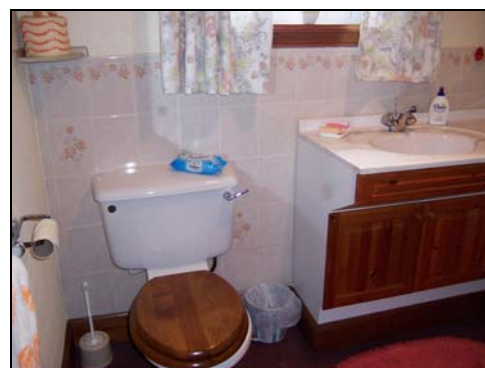
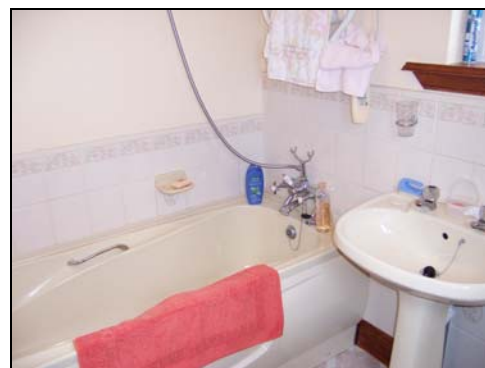
**(2.18m x 1.75m)**

With double glazed windows to the side & rear. Roller blinds. Coving. Soft beige three piece suite comprising of bath with Edwardian Howard Bird shower bath mixer, wash-hand basin & W.C. Partially tiled walls. Wall heater. Shaver point with light. Wall mounted display mirror. Vinyl flooring. Heated towel rail.

### **SEPARATE SHOWER ROOM**

**(2.01m x 1.76m)**

Shower cubicle with Mira shower. White wash-hand basin with vanity unit & W.C. double glazed window to the rear. Roller blind. Partially tiled walls. Xpelair. Coving. Shaver point with light. Fitted carpet. Consort wall mounted heater. Radiator.



**BEDROOM**

**(3.97m x 2.90m)**

Twin room with double glazed window to the front. Coving. Fitted carpet. Storage heater. Radiator.

**TOP FLOOR:-**

**STAIRS & GALLERIED LANDING**

Double glazed Velux window. Hatch to fully insulated attic. Smoke alarm. Telephone point. Storage heater. Radiator. Doors off to 4 bedrooms & study/box room.

**BEDROOM (No.1)**

**(WITH EN-SUITE SHOWER ROOM)**

**(5.45m x 5.00m)**

With double glazed window to the front. Double glazed Velux windows to the side. Blinds. Under eaves storage area. Radiator.

**EN-SUITE SHOWER ROOM**

**(4.12m x 1.28m)**

White wash-hand basin with vanity unit. W.C. Shower cubicle with Mira sport shower. Expelair. Display shelf. Fitted carpet. Heated towel rail.

**BEDROOM (No.2)**

**(3.38m x 2.92m)**

Coombed ceiling. Soft ivory wash-hand basin. Double glazed Velux window. Blind. Fitted carpet. Radiator.

**BEDROOM (No.3)**

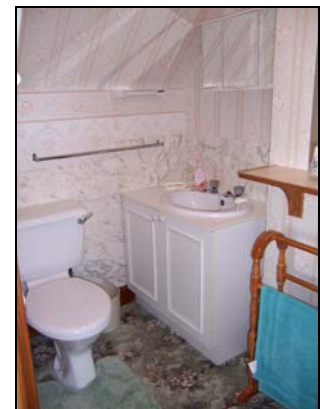
**(4.92m x 4.14m)**

Coombed ceiling. Shaver point with light. Display mirror. 2 Double glazed Velux windows. Blinds. Under eaves storage area. Shaver point with light. Soft ivory wash-hand basin with vanity unit. Fitted carpet. Radiator.

**BATHROOM**

**(2.42m x 1.80m)**

With coloured three piece suite comprising bath, wash-hand basin & W.C. Mira 88 shower over the bath with shower screen attached. Double glazed Velux window to the rear. Blinds. Partially tiled walls. Fitted carpet. Radiator.



**BEDROOM (No.4)**

**(4.92m x 4.40m)**

With double glazed Velux window to either side. Coombed ceiling. Under eaves storage area. White wash-hand basin with vanity unit & mixer taps. Double glazed end window. Tiled above wash-hand basin. Shaver point with light. Storage heater. Radiator.

**STUDY/BOX ROOM (No.5)**

**(2.91m x 1.98m)**

Double glazed Velux window. Coombed ceiling. Fitted carpet. Radiator.

**OUTSIDE**

The spacious garden grounds extend to approximately  $\frac{3}{4}$  acres with adjoining  $\frac{1}{2}$  acre paddock. Extensive parking to the rear of the property. Neatly kept lawns with well stocked flowering borders. Orchard garden providing space for growing homegrown vegetables. Rotary clothes drier.

**DOUBLE GARAGE**

**(7.30m x 6.01m)**

Spacious double garage with power, light & water supply. Spacious boarded loft with ample storage area in the eaves. Garden shed & greenhouse are to be included in the sale.

**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.

**SERVICES**

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

**VIEWING**

By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS OR CONTACT THE SELLERS DIRECT:- (01461) 500 253/ (01461) 500 762

Council Tax Band "G".

