

# Stevenson & Johnstone

solicitors and estate agents

**RIELAN Eskdalemuir**



**Detached three bedroom bungalow in approximately 1/3 acre. Spacious and modern. Refurbished throughout during last 7 years. A rural setting with superb views from all aspects over the valley to the surrounding hills and forests. Private and peaceful. Langholm and Lockerbie about 13 miles. Easy access to M6/M74. NO ONWARD CHAIN**

**Offers Over £260,000.00**

## **Features**

**Solar Panel Electricity. Oil Central Heating. Upvc Double Glazing. Sitting room. Kitchen/Dining room. 3 Double Bedrooms. Bathroom & Shower. Boiler Room/WC. Porch/Sun Room. Entrance Hall. Rear Lobby. Insulated Walls & Loft. Double Garage and Workspace. Parking for Several Cars. Huge Attics. 2 Garden Sheds. Well Stocked Gardens.**

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

Tel: 013873 80482  
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## Conservatory:-

Brick built and fully double glazed with French doors to front garden. Blinds to windows. Security light. Glass panelled entrance door with side window panels to hallway.

## Hallway:-

Spacious L-shaped hallway with cloaks cupboard. Smoke alarm. Access by full down ladder to large partially floored, fully insulated attic with power, telephone socket and side window.

## Living Room: 20' 6" x 15' 2" (6.27m x 4.63m)

Bright and spacious with large picture window affording panoramic views over the River Esk and valley. Open fire set in sandstone surround wood mantle and display area. Carbon monoxide detector. T.V. and telephone point.

## Kitchen/Dining: 21' 8" x 9' 10" (6.62m x 3.01m)

Fitted Schrieber floor and wall units including pull out pantry unit and oven and microwave housing. Built in Bosch eyelevel electric oven and gas hob with overhead stainless steel extractor hood. Zanussi fridge, washing machine and dishwasher. Pine panelled ceiling. Ample forr space to allow for flexible arrangement of kitchen and dining furniture. Telephone point. Doors to hall and rear lobby.

## Bedroom 1: 11' 9" x 9' 5" (3.59m x 2.88m)

Double bedroom. Window to front with views towards the bridge and River Esk.

## Bedroom 2: 13' x 10' 1" (3.98m x 3.08m)

Double bedroom. Window to front with views over the bridge and River Esk.

## Bedroom 3: 12' 8" x 12' (3.87m x 3.67m)

Built-in wardrobe. T.V. point. Telephone socket. Window to rear garden and hills beyond.

## Rear Lobby and Cloakroom:-

Fire door to garage. Smoke Alarm. Door to cloakroom with wash hand basin and W.C. New Worcester oil combi boiler. Wall cupboard.

## Bathroom: 10' x 6' 4" (3.06m x 1.94m)

Fully tiled. Bath with fitted shower attachment. Separate double shower cubicle with Mira power shower. Extractor fan.

## Double Garage: 20' x 20' (6.09m x 6.09m)

Two insulated upward rolling doors to front. Upvc door to rear garden. Built-in floor units with work tops. Shelving to walls. Wall cupboard. Two double glazed windows to side and rear. 4 double sockets. Storage space above ceiling level.



**Outside:-**

Large garden area bounded by wooden fence and double gates to the front and stone dyke walls to the sides and rear. Substantial gravel driveway providing parking for several vehicles. Lawn to the front edged with various flowerbeds. Gravelled seating area to one side with various shrubs, half-barrel containers and tubs. Second large lawned area to other side with plum and pear trees and flower borders. Further lawn area, flower/vegetable beds and raised timber beds to rear. Paved pathway around property. Oil tank. Coal bunker. Calor gas supply. Phase 3 outdoor electric socket. Water tap. Security/access lights on all sides.



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## General

### Address:

RIELAN  
Eskdalemuir  
Dumfries & Galloway  
DG13 0QH

### Amenities:

Mains water and electricity. Private septic tank. Oil fired central heating. Calor gas supply for hob. Full double glazing. Telephone and Broadband. Open fireplace in sitting room. Solar photovoltaic panels for electricity with benefits of Microgen Cashback payments. System installed after date of Home Report therefore the previous Energy Efficiency and Environmental Ratings will have improved.

### Extras:

All blinds, carpets and floor coverings are included in the sale price together with the oven, hob, cooker hood, microwave, fridge, washing machine and dishwasher in the kitchen.

### Council Tax:

Valuation Band E.

### Entry:

By arrangement

### Price:

Offers Over £260,000.00

### 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:

From Langholm take the B709 to Eskdalemuir. On entering the village Rielan is the third property on the right before you cross the bridge over the River Esk. From A74(M) leave the motorway at junction 17 at Lockerbie. Follow B723 through Boreland to Eskdalemuir. At the T junction with B709 turn right and follow the road over the river. Rielan is then second property on the left.

### 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.