

Stevenson & Johnstone

solicitors and estate agents

WINDYRIDGE Eskdalemuir



A stunning architect designed rear extension forms the unique selling point of this attractive detached rural cottage and truly gives the impression of "living in the country". Viewing a must to be really appreciated.

Offers Over £250,000.00

Features

Entrance Porch. Hallway. Lounge/Sun Room. Dining/Kitchen. Utility Room. 3 Double Bedrooms. 1 En-Suite. Shower Room. Garage. Large Garden. Wooden Garden Gazebo. Timber Storage Shed. Full Double Glazing. Oil Fired Central Heating.

Property Shop
38 High Street
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Entrance Porch:-

Fully double glazed. Wood panelling below window height. Laminate flooring. 1 single socket. Wood/glass panelled door to hallway.

Hallway:-

Radiator. Wood flooring. Large shelved storage cupboard.

Bedroom 1: 10' 9" x 12' 9" (3.20 x 3.90)

Radiator. Double glazed sash windows to front. 2 double sockets.

Bedroom 2: 11' 8" x 9' 7" (3.55 x 2.90)

Built-in wardrobes and shelves to one wall. Radiator. Double glazed sash window to side. 2 double sockets.

Shower Room:-

Wash hand basin. W.C. Corner shower cubicle with mains powered shower system. Extractor fan. Radiator. Double glazed sash window to rear.

Dining/Kitchen: 18' x 11' 1" (5.50 x 3.35)

New fitted kitchen comprising floor and wall units. One and half stainless steel sink and drainer. Integrated fridge/freezer. Electric oven and separate gas hob. Cooker hood. Tiled splashbacks. Double glazed window to Sun room. Spot lights to ceiling. Built-in storage cupboard. Access to partially floored attic. Doors to Master bedroom and rear hallway. Dining Area comprises Wood burning stove set on slate hearth with storage cupboards either side. Radiator. Double glazed patio doors leading to rear garden.

Master Bedroom: 14' 5" x 10' 11" overall (4.40 x 3.30)

Fitted solid pine wardrobes to one wall. Radiator. Double glazed sash window to front. Telephone point. 4 double sockets. Door to en-suite bathroom.

En-suite Bathroom:-

Wash hand basin. W.C. Bath with mains powered shower over. Heated towel rail. Double glazed sash window to side. Extractor fan. Tiles to part walls.

Rear Hall:-

Radiator. 1 double socket. Access to loft space. Doors to adjoining garage, Utility room and Sun room.

Garage: 9' 4" x 14' 9" (2.85 x 4.50)

Up and over door. Double glazed sash window to side. Secure locking solid wood fire door to rear hall. 1 double socket. Wall shelving.

Utility Room: 10' 4" x 4' 1" (3.15 x 1.20)

Stainless steel sink and drainer. Worcester oil central heating boiler. Double glazed sash window to side. Plumbed for washing machine. Central heating controls. 2 double sockets. 1 single socket.



Sunroom: 24' 6' x 16' 6" overall (7.45 x 5.05)

Feature fireplace fitted to accommodate a wood burning stove. Wood surround and shelving. Karndene flooring. Under floor heating. Full height double glazed windows to part wall with French doors leading to patio and rear garden. 2 Double glazed windows to side. 6 double sockets.



Garden:-

To the rear is a well maintained garden with open aspect to the surrounding hills and countryside. Lawn edged with shrub beds. Vegetable beds. Garden gazebo. Timber storage shed and log store. Outdoor water tap. Clothes whirly. Gravelled pathway around side of property. To the front there is a driveway to the garage providing off road parking. Further garden ground mainly lawn with mature trees and shrubs. Oil tank. Path from front porch to gate.

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General

Address:

WINDYRIDGE
Eskdalemuir
Dumfries & Galloway
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Amenities:

Mains water, electricity and drainage. Full double glazing. Oil fired central heating. Calor gas supply for cooker.

Extras:

All blinds and floor coverings throughout the property are included in the sale price together with the electric oven, gas hob, cooker hood and integrated fridge/freezer in the kitchen.

Council Tax:

Currently Valuation Band C. Due to major alterations to the property the Council will re assess the valuation band on change of ownership.

Entry:

By arrangement

Price:

Offers Over £250,000.00

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 Village. Windyridge is the last cottage on the left hand side as you leave the village.

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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