



The Mill House at Carlesgill is a well presented and maintained 3 bedroom, 3 bathroom semi detached stone built property which forms part of a farm steading conversion and is situated in a small rural hamlet 3 miles from Langholm. To the rear is a private garden, patio and detached garage. EPC = D.

Features:

- ✔ Electric Fire
- ✔ Full Double Glazing
- ✔ Garden
- ✔ Oil Fired Central Heating
- ✔ Parking
- ✔ Single Garage

Entrance Hall:-

Upvc entrance door & double window. Laminate flooring. 1 double socket. Telephone point. Stairs to first floor landing. Door to shower room.

Shower Room: 6' 5" x 4' 3" (1.98 x 1.29)

Laminate flooring. Opaque window to front. Radiator. Wash hand basin. W.C. Tiled shower enclosure with electric shower system. Extractor fan.



Kitchen: 11' 4" x 11' 9" (3.45 x 3.58)

Fitted floor and wall units. Electric oven and hob. Cooker hood. Under counter freezer. One and half stainless steel sink and drainer. Radiator. Tiled splash backs. 6 double sockets. 1 single socket. Cooker point. Window to garden. Door to hallway, dining room and utility room.

Utility Room: 6' 5" x 9' 2" (1.98 x 2.80)

Stainless steel sink and drainer set in base unit. Washing machine. Dishwasher. Radiator. 2 double sockets. Walk-in cupboard housing electrics. Extractor fan. Upvc door and window to rear garden.



Living Room: 17' 1" x 16' 5" (5.20 x 5.00)

Electric fire set in marble hearth and wood surround. Carpet. Two radiators. 4 double sockets. Wall lights. T.V. point. Two windows to rear. Two floor to ceiling windows to front.

Dining Room: 11' 5" x 10' 11" overall (3.45 x 3.60)

Carpet. Radiator. Window to garden. Cupboard housing combi boiler. Under stairs cupboard. 3 double sockets. Double wood/glass panelled doors to living

room.

First Floor Landing:-

Carpet to stairs and landing. Radiator. Wood spindle bannister. 1 double socket.



Bedroom 1: 16' 5" x 9' 6" (5.00 x 2.90)

Carpet. Radiator. 3 double sockets. Two windows to front. Door to walk-in dressing room with cupboards, shelved areas, 1 double socket and window to rear. Door to *En-suite Shower Room: 8' 1" x 5' 5" (2.45 x 1.65)* Tiled corner shower cubicle with electric shower system. Wash hand basin. W.C. Radiator. Velux. Window to rear. Extractor fan.

Family Bathroom: 8' 8" x 5' 6" (2.65 x 1.65)

Tiles to three quarter walls. Bath. Wash hand basin. W.C. Radiator. Extractor fan. Velux window.





Bedroom 2: 15' 3" x 9' 6" (4.65 x 2.90)

Accessed by a walk through *Dressing Area: 10' x 5' 6" (3.05 x 1.65)* with built in wardrobes and storage cupboards. Carpet. Velux window. Radiator. 1 double socket. *Bedroom 2:-* Radiator. 3 double sockets. Window to front. Velux to the rear. T.V. point.

Bedroom 3: 9' 3" x 8' 3" (2.80 x 2.50)

Carpet. Radiator. Window to front. Built-in storage cupboard. 2 double sockets.

Garden Ground:-

To the rear of the property is a gravelled area edged with shrub and flower beds. Raised patio with pergol all edged with flower and shrub beds. Separate detached garage. Up and over door to front. Door to side.



Address

Mill House, Carlesgill
Westerkirk Langholm
Dumfriesshire
DG13 0NZ

Amenities:

Mains water and electricity. Shared septic tank drainage. Oil fired central heating. Full double glazing.

Extras:

All light fittings, blinds, curtains, carpets and floor coverings throughout the property are included in the sale price together with all white goods in the kitchen and utility.

Council Tax

Band E

Entry:

By arrangement

Price

Offers Over £200,000

Viewing:

By arrangement with the selling agents Stevenson & Johnstone tel 013873 80482

Tenure:

Freehold