Detached 4 bedroom family dwellinghouse situated in a rural location in the village of Eskdalemuir within easy walking distance of Samye Ling Tibetan Centre and the Community Hub for Café’ facilities and activities. The property is 14 miles from the town of Langholm, 14 miles from the town of Lockerbie and boasts stunning views over the surrounding countryside. There is full double glazing and oil fired central heating throughout and large garden grounds to the front and side together with off road parking. EPC = D.

Features:
- Full Double Glazing
- Large Garden
- Oil Fired Central Heating
- Open Fire
- Parking
- Sheds
- Wood Burning Stove
**Entrance Hall:**

Wood/glass panel entrance door to hallway. Tiled floor. Under stairs storage cupboard. Radiator. Wood/glass panel door to Living Room.

**Living Room: 15' 5'' x 16' 1'' (4.70 x 4.90)**

Traditional wood floor. Open fire set in stone surround and hearth. 2 double glazed windows to front and side. 3 double sockets. Telephone point. T.V. socket. Door to inner hallway.

**Sitting/Dining Room: 11' 10'' x 15' 6'' (3.60 x 4.70)**


**Kitchen: 12' x 12' 1'' (3.65 x 3.65)**

**Shower Room: 6' 7" x 6' 6" (2.00 x 2.00)**


**Bedroom 4: 11' 10" x 12' 1" (3.60 x 3.65)**

Traditional wood floor. Radiator. Wash hand basin. Double glazed windows to side and rear. 3 double sockets. T.V. socket. Telephone point.

**First Floor Landing:-**

Wood spindle bannister. Radiator. Carpet. Double glazed window to front. Shelved storage cupboard. Access via pull down ladder to-

**Floored Attic: 32' 2" x 8' 9" (9.80 x 2.65)**


**Master Bedroom: 15' 2" x 12' 5" (4.60 x 3.80)**

Coombed ceiling. Upvc door to outside steps leading down to garden. Double glazed window to side. Radiator. Carpet to floor. Door to en-suite bathroom.

**En-suite Bathroom: 9' 4" x 5' 7" (2.80 x 1.65)**

**Family Bathroom: 9' 3" x 5' 7" (2.80 x 1.65)**


**Bedroom 2: 12' 9" x 12' 6" (3.90 x 3.80)**

Coombed ceiling. Double glazed window to side. Carpet to floor. Radiator. 3 double sockets.

**Bedroom 3: 11' 4" x 8' 1" (3.45 x 2.45)**

Velux window. Shelved cupboard with hanging space and sliding doors. Radiator. 2 double sockets.

**Outside:-**

Paved area at rear door with lean to cover. Outdoor water tap. Outdoor Oil central heating boiler. Gravelled parking area. Wood store. Storage sheds. Wooden lapped fence to the rear and sides. Gate to the road. To the front is a lawn and vegetable beds. Variety of fruit bushes, apple trees, plum trees etc. Stone dyke and fence to the front.
Address
Craighaugh
Eskdalemuir
Langholm
Dumfriesshire
DG13 0QJ

Amenities:
Mains water electricity and drainage. Oil fired central heating. Bottled gas supply for cooking. Full double glazing. Telephone and Internet connection. Midge Screens in most rooms throughout the property.

Extras:
All blinds, carpets and floor coverings throughout the property are included in the sale price together with the Range Cooker in the kitchen

Council Tax
Band D

Entry:
By arrangement.

Price
Offers Over £300,000

Viewing:
By arrangement with the selling agents Stevenson & Johnstone.

Tenure:
Freehold