



**8 BEECHFIELD LANE, JOHNSTONEBRIDGE, LOCKERBIE, DG11 1EY**

MODERN DETACHED BUNGALOW LOCATED IN QUIET CUL-DE-SAC IN JOHNSTONEBRIDGE VILLAGE SITUATED BETWEEN LOCKERBIE AND MOFFAT. GOOD ACCESS TO THE M74 MOTORWAY TO THE CENTRAL BELT OR SOUTH. THE PROPERTY IS IN IMMACULATE DECORATIVE ORDER AND BENEFITS FROM OIL CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT. THERE IS AMPLE ON ROAD AND OFF ROAD PARKING.

ACCOMMODATION: ENTRANCE HALL, LIVING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM, SINGLE GARAGE.

PRICE: OFFER OVER £150,000

REF: A23003

## PROPERTY OVERVIEW

Modern detached bungalow located in quiet cul-de-sac in Johnstonebridge village itself. Johnstonebridge is a quiet village situated between Lockerbie and Moffat with good access to the M74 Motorway to the Central Belt (Edinburgh and Glasgow) or South (Carlisle). Lockerbie is on the main west coast rail line with excellent train links north and south. The property is in immaculate decorative order with a modern but neutral style of décor being adopted throughout. The house was built in 2005 and therefore still has four years of NHBC cover remaining. It would provide an excellent purchase for a young family, a couple or a first time buyer.

The village itself has an excellent Primary School, Doctors Surgery, Village Hall with small Post Office and a thriving community spirit. The front of the property has good outlooks over the cul-de-sac and the woodlands and hills beyond. There is a paved pathway leading to the front door and a lawn area at the front of the property with wood fencing and small shrubs and bushes. The rear garden is fully enclosed with an access gate at the side of the property. This provides a child and pet safe area. A block-paved driveway accessed directly from Beechfield Lane leads into the single garage and provides additional off road parking.

Number 8 is in a good location for those working in the neighbouring towns (including Dumfries, Lockerbie, Moffat and Carlisle) or for those wishing to commute to the central belt.

### FRONT OF PROPERTY

Open porch, outside light, UPVC door with decorative glass panelling and matching side panel. End plot. Three steps leading up to the front door. Side gate access to the rear of the property.

### ACCOMMODATION

#### HALL

#### 9'3" x 9'8" at longest and widest points (approx)

One double power point. One single and two double light switches. Smoke alarm. Hatch access to loft. Olive green carpet in good condition. Single radiator. Central light (fitment not included). Heating thermostat. Large walk in cupboard laid to shelving. The cupboard also houses the fuses and the electricity meter. Access to the living room, bathroom and two bedrooms.

## **LIVING ROOM**

### **11'8" x 15'1" (approx)**

UPVC six pane window overlooking front of the property and beyond to the hills and woodland. Radiator. Three double power points. Aerial point. TV point. Telephone point. Two ceiling lights (fitments not included). One dimmer light switch. Olive green carpet in very good condition. Curtain pole. Access to the living room is through solid white painted door. White painted skirtings.



## **KITCHEN**

### **15' x 10'6" (approx)**

Accessed through a solid white painted door from the living room. Modern kitchen in excellent condition with ample space for dining. Marbled effect work surfaces. Generous lower level and wall mounted beech effect units with brushed chrome handles and matching full height unit. Integrated fridge and freezer. Ample power points. Under unit strip lighting. Integrated Kuppersbusch hob and Teka oven and grill with additional fan oven. Extractor fan. Four pane double glazed UPVC window facing to the rear garden of the property. Oatmeal tiling with decorative border. Decorative stainless steel light fitment with four spotlights. UPVC door with stable door style window to the back garden. Plumbing for both dishwasher and washing machine. Stainless steel sink with drainer and vegetable preparation area with mixer tap. Vinyl tile effect flooring in terracotta and slate grey with marbling effect throughout. Radiator. Central heating control. Two double light switches.



### **MASTER BEDROOM**

**10'7" x 13'3" (approx)**

Spacious double bedroom with UPVC six pane window overlooking the rear garden. Two double built in wardrobes with generous shelving, hanging space and solid white painted doors. Central pendant light with decorative paper shade. Radiator. Three double power points. Aerial point. Phone point. Single light switch. Mauve carpet in excellent condition. Curtain pole with toning silk curtains and complementary tie-backs. Wallpapered in pale matt / pearlescent toning paper. Double hook on the back of the door. Accessed through a solid white painted door from the Hall. White painted skirtings.



## **BEDROOM 2**

### **10'6" x 11'8" (approx)**

Bright double bedroom with six pane UPVC window with outlook to the front of the property. Radiator. Double built in wardrobe with shelving, hanging space and solid white painted doors. Pale blue carpet in excellent condition. Curtain rail with toning blue curtains. Central pendant light with blue lightshade. Two double power points. Single light switch. Double hook on the back of the door. Accessed through a solid white painted door from the Hall. White painted skirtings.



## **BATHROOM**

### **5'4" x 10'6" (approx)**

In excellent decorative order. Four spotlights with integrated extractor fan in one. Two pane UPVC frosted window. Wall mounted heated towel rail. Floor to ceiling white Porcelanosa tiles with mosaic decorative tiling around the bath and shower area. Vinyl marble effect floor covering. Porcelanosa white pedestal, matching basin and white bath with integrated shower.



### **OUTSIDE**

#### **BACK GARDEN**

Walking through the UPVC kitchen door, the garden is accessed via steps from the path (which is also sloped to allow disability access).

The garden is west facing and enjoys full sunshine all afternoon and into the evening. It is laid to lawn with raised timber decking and paving. There is a rustic sandstone rockery planted with assorted heathers and shrubs. A barked border surrounds the boundary to the top left hand corner. Wood fencing surrounds. Oil tank (concealed by wood fencing). Rotary drying line. The side gate accesses the rear garden via a paved path from the front of the property. Outside tap. Outside light. Ecomax compost bin. Gravel path to the left hand side of the house. Apple and pear trees. Assorted plants including clematis, honeysuckle, bamboo, assorted rose bushes and many flowering shrubs. Single UPVC door access from the rear garden into the garage.

#### **GARAGE**

Large single garage with an electric "Glide rol" door with remote control access. Two double power points. Two light switches. Strip light. The garage houses the "Warmflow" combi boiler with a thermostat for boiler automatic frost protector and a Watchman plus counter for the oil tank. Wall vents. Concrete floor. UPVC door to rear garden.



### **SERVICES**

The property has mains water and drainage, oil and electricity laid on. Telephone landline.

### **ENTRY**

By arrangement.

### **VIEWING**

By arrangement either through the Sellers Agents: Primrose & Gordon, Solicitors, 92 Irish Street, Dumfries, telephone 01387 267316 or by contacting the Sellers direct, telephone 07803904028.

### **DIRECTIONS**

See Plan.

### **HOME REPORT**

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at [www.onesurvey.org](http://www.onesurvey.org). Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387-267316)(admin and copying charge applies).

### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed

### **DISCLAIMER**

#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.