



FIELDVIEW, SHIELDHILL, LOCHMABEN,DG11 1SF

FIELDVIEW IS A GREAT RURAL DETACHED BUNGALOW WITH FANTASTIC RURAL OUTLOOKS. SITUATED IN COMMUTING DISTANCE TO LOCHMABEN, LOCKERBIE AND DUMFRIES. IDEAL FAMILY HOME.

ACCOMMODATION: ENTRANCE HALL, LIVING ROOM, SUN LOUNGE,THREE DOUBLE BEDROOMS, BATHROOM, KITCHEN, GARAGE, GARDENS. DOUBLE GLAZED. OIL CENTRAL HEATING.

PRICE: OFFERS OVER £175,000

REF: A23175

PROPERTY OVERVIEW

Fieldview is a fantastic property set in the quiet rural village of Shieldhill, which is located near to Dumfries and Lochmaben. Lochmaben has local amenities including a bank, post office, GP surgery and pharmacy. Dumfries is located 8 miles from Shieldhill and has an even wider range of local services including secondary schools, Dumfries and Galloway Royal Infirmary and the DG1 Leisure Complex. Dumfries and Lockerbie have main line train stations. The property is within easy commuting distance of both Dumfries and Lockerbie. Both primary and secondary school buses stop in the village.

This property would be ideal for a young family or a first timer buyer. The current owners have previously applied for and been granted planning permission and building warrant for an extension and although the consents have expired, the original plans are available and consents could be renewed.

Entrance to the property is made via a double gated driveway along a path to front entrance which is made via three stone steps through UPVC dappled glass door.

ACCOMMODATION

ENTRANCE HALL

4'5 x 7' (approx.)

Fitted mink brown carpet. Pendant light. Radiator. Telephone point. One single power point. From entrance hall door leads into living room and kitchen. Intruder alarm control panel.

LIVING ROOM

11'11 x 22'04 (approx.)

Fitted green carpet with decorative border. Two pendant lights. Central ceiling electric fan. Double Radiator. Three double power points and two single power points. Central heating control panel. Large panoramic window overlooking front garden, fields beyond and Ae and Queensberry Hills. Fitted curtains with wooden curtain pole. Carbon monoxide alarm. Stone brick feature fireplace with display plinths and corner shelving. LPG (color) gas fire with fire guard (included) and marbled fireplace. The fireplace has a wall mounted television bracket (included), suitable for a large flat screen television.

From living room to rear sun lounge/conservatory. Entrance is made via metal framed patio doors with fitted curtain and curtain pole.



SUN LOUNGE/CONSERVATORY

8'06 x 8'04 (approx.)

Two double power points. One single power point. Two decorative tulip uplighters. Windows surround with views over neighbouring countryside. Fitted green carpet. Fitted lined curtains. Radiator. Door leading to rear garden.

KITCHEN

13'4 x 15' 1 (at widest points) (approx.)

Entrance to the kitchen is made via the entrance hall. Useful storage cupboard with shelving (contains electricity meter). Tiled effect fitted lino. Three sets of spot lights. Radiator. Fitted kitchen new in 2008. An array of beech wood effect kitchen units with chrome effect T-bar handles. Matt black speckled work tops. Peach splashback tiling. Stainless steel sink with left hand drainer, vegetable preparation area and mixer tap. Creda fitted electric cooker. Hoover 835 dishwasher. Plumbing for washing machine. Space for tumble dryer and fridge/freezer. Large window overlooking the rear garden and fields and wooden raised decked patio area. Fitted plastic curtain rail and curtains. Beige roller blind. Ample power points. UPVC door leading to wooden decked area with dappled glass window pane.

From Kitchen leading to inner hall with doors to the three bedrooms and bathroom.



INNER HALLWAY

7'4 x 3'5 (approx.)

Fitted mink brown carpet. Pendant light. Smoke alarm. Hatch to loft.

BEDROOM ONE (DOUBLE)

10'3 X 10' 2 (approx.)

Fitted wine coloured carpet. Large window overlooking front of property. Fitted curtains with wooden curtain rail. Beige vertical canvas blinds. Ample power points. Radiator. Open storage area with shelving and hanging rail.



BEDROOM TWO (DOUBLE)

12'05 x 12' 04 (into open wardrobe) (approx.)

Fitted lilac carpet. Pendant light. Smoke alarm. Large window overlooking front of property with fitted curtains, curtain rail and beige vertical canvas blinds. Radiator. Ample power points. Open wardrobe with shelving and hanging rail. TV aerial.



BEDROOM THREE (DOUBLE)
11'9 x 8'11 (approx.)

Fitted blue carpet. Pendant light. Window to rear of property. Radiator. Power points. TV aerial. This room is deceptively spacious. Fitted curtains with wooden curtain pole and beige vertical canvas blinds.



BATHROOM
6'10 x 8'5 (approx.)

White/grey marbled lino flooring. Heated towel rail. Two circular down lighters. White bathroom suite comprising wash hand basin with mixer tap, WC and corner bath. Large over sink mirror. Large frosted window facing rear garden. Fitted curtains with curtain pole. Double shower cubicle with Triton Unichrome shower with additional hose attachments. Decorative screen surround and fitted door. The bathroom is entirely tiled. Usual bathroom fittings. Wall mounted and free standing bathroom cabinets.



GARAGE

11'07 x 21'01 (approx.)

Outside lights at front and back. Concrete flooring. Two strip lights. Two double power points. Spigot tap. Worcester Heatslave 20/25 combi boiler. Wooden work bench (included) and storage wardrobe. Double window to side of garage. Single up and over garage door at front and wooden door to rear.



(Rural View)

REAR GARDEN

Rear garden can be accessed via the front garden or door from kitchen and/or sun lounge. The rear garden is laid to lawn with grass and surrounded either side by mature trees and bushes. Satellite dish, outside light, two garden storage sheds (included). Oil tank. Septic tank. From the rear there is a fantastic view of hills and neighbouring fields (currently with traditional highland cattle).

FRONT GARDEN

Front garden is laid to lawn with grass. Red stone chipped path leading from driveway to front door. Driveway will accommodate at least three vehicles with additional parking at front of boundary wall.

SERVICES

Oil central heating, LPG gas fire, mains water, septic tank.

ENTRY

By arrangement.

DIRECTIONS

See plan attached.

VIEWING

By contacting sellers directly on 01387 860485.

HOME REPORT

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at www.onesurvey.org Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387 267316) (admin and copy charges 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 for offers.

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.