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# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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## CHESTNUT LODGE, KIRKTON, DUMFRIES



Detached house enjoying spectacular views over surrounding countryside situated in the small hamlet of Kirkton some 4 miles from Dumfries. The property is in excellent decorative order with neutral décor & carpeting throughout. Spacious & flexible accommodation. Oil heating & Upvc double glazing. A comfortable home which should be viewed for full appreciation.

### Accommodation

Vestibule; Hallway; Lounge; Dining Room; Kitchen/Dining Area; Utility Room; Bathroom; 4 Bedrooms (master en-suite); Shower Room

### Outside

Integral single garage; attractive lawned gardens surrounding property; patio area; summerhouse

**OFFERS OVER £285,000 ARE INVITED**

Regulated by RICS



OTHER OFFICES AT ANNAN, CASTLE DOUGLAS AND NEWTON STEWART



## GENERAL

The small hamlet of Kirkton is situated approximately 4 miles from Dumfries and has a regular bus service in place. Within the village there is a shop and church. Primary schooling is available at Locharbriggs and Heathhall (presently under construction) with secondary schooling in Dumfries itself.

The property which was built 10 years ago occupies a site of approx 1/3 acre and enjoys spectacular views of open farmland/countryside. The present proprietors have carefully decorated the house in neutral colours which is complemented by neutral carpeting and natural wood finishes throughout.

Accommodation details:-

Upvc double glazed front door with flanking side panels to:-

## ENTRANCE VESTIBULE

Fitted carpet; coving; overhead light; deep downstairs cupboard with electric light; hardwood surround glazed door with side panels to:-

## HALLWAY

Fitted carpet; central heating radiator; telephone point; dado rail; coving; overhead light; smoke detector; doorbell chime; timber surround glazed door with side panels to:-



## LOUNGE

**5 m x 5 m, 16'5" x 16'5"**

2 double glazed windows to front; roller blinds; double glazed patio doors to side; curtain track; fitted carpet; attractive timber fire surround with marble rear and hearth housing gas fire (cylinder gas); central heating radiator; telephone point; television point; coving; overhead light;

## BATHROOM

**3.21 m x 2.18 m, 10'6" x 7'2" (irregular shape)**

Opaque double glazed window; roller blind; white w.c., wash hand basin and bath with hand held shower attachment and timber side panel; ceramic tiled splashback; shaver point; coving; overhead light; extractor fan; heated towel rail; central heating radiator; vinyl flooring;

## DINING ROOM

**4.21 m x 3.61 m, 13'10" x 11'10"**

Double glazed window to rear; curtain track; fitted carpet; overhead light; coving; television point; central heating radiator;



## OPEN PLAN KITCHEN/DINING AREA

**Kitchen: 3.02 m x 2.75 m, 9'11" x 9'**

Double glazed window to rear; well fitted with white finish base and drawer units; ample co-ordinating worksurfaces over; stainless steel sink; ceramic tiled splashbacks; built in electric hob with oven below; Vent Axia extractor fan; brass inset downlighters; coving; ceramic floor tiles; space for upright fridge-freezer; telephone point; shelving;

**Dining Area : 3.80 m x 3.09 m, 12'6" x 10'2"**

Double glazed patio doors to rear garden; curtain track above; ceramic tiled floor; coving; television point; overhead light; central heating radiator; timber surround glazed door with side panels from Hall;

## UTILITY ROOM

Double glazed window to side; base unit with worksurface over; stainless steel sink; plumbed for washing machine; shelves; Worcester central heating boiler (new 2005); overhead light;

From Kitchen, door to

### INTEGRAL SINGLE GARAGE

Concrete floor; double glazed window and door to side; water supply; power and light; up and over door; wall mounted electricity meter and fuse box; shelving;

### FIRST FLOOR LANDING

Carpeted staircase from Hall with timber banister, spindles and dado rail to spacious upper floor landing with fitted carpet; double glazed window to front; display area; timber dado rail; shelved airing cupboard with heater; coving; overhead light; smoke detector; access hatch to roof space (well insulated);



### MASTER BEDROOM

**5.14 m x 5.10 m, 16'10" x 16'9"**

**(excluding doorway area)**

2 double glazed windows outlook to front & rear enjoying splendid views; fitted carpet; central heating radiator; telephone point; 3 inset downlighters; wardrobe space;

### EN-SUITE BATHROOM

**2.19 m x 4.07 m, 7'2" x 13'4" (at largest points)**

Double glazed window; roller blind; white w.c., wash hand basin and bath with timber side and end panels; shaver point; 2 inset downlighters; extractor fan; central heating radiator; heated towel rail; vinyl flooring;

**BEDROOM 2                    4.32 m x 3.61 m, 14'2" x 11'4"**

Double glazed windows, outlook to side and rear, enjoying views; curtain tracks; fitted carpet; central heating radiator; coving; overhead light;

### SHOWER ROOM

**2.89 m x 1.56 m, 9'6" x 5'1"**

Double glazed window to rear; roller blind; w.c., wash hand basin; double shower cubicle with ceramic base housing Mira shower; vinyl flooring; central heating radiator; coving; 2 inset downlighters; extractor fan; heated towel rail;

**BEDROOM 3                    4.29 m x 3.09 m, 14'1" x 10'2"**

Double glazed windows, outlook to side and rear, enjoying views; fitted carpet; central heating radiator; coving; overhead light;

**BEDROOM 4                    3.39 m x 3.19 m, 11'1" x 10'6"**

Double glazed windows, outlook to front and side; venetian blinds; fitted carpet; central heating radiator; overhead light; coving; telephone point;



### OUTSIDE

The property enjoys splendid views with a sweeping tarmac driveway down to the house which is surrounded by well maintained lawns and flower borders. A gravel path leads around one side of the house opening onto attractive paved patio to the rear together with further lawn, flower bed with trellis and summerhouse. There are security sensor lights to the front and rear of the house. The whole property is enclosed by low walling, fencing and hedging. There is ample space to park several vehicles

### POST CODE

DG1 1SL

### COUNCIL TAX

The property is currently assessed as Council Tax Band F

**SERVICES**

Mains water and electricity. Drainage is to a septic tank. Oil tank located in side garden. The telephone line may be taken over subject to Telephone Company Regulations

**VIEWING**

Contact the Selling Agents on (01387) 254424 for an appointment to view

**ENTRY**

By mutual negotiation

**NOTES**

All fitted carpets, floor coverings, curtain tracks and blinds are included in the sale.

The property has a security alarm system.

The double glazing is of Upvc surround throughout. There are attractive natural wood finishes including skirtings, doors, door frames and window sills.

There is wiring and a dish in place for satellite television

**CLOSING DATE**

Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

**PARTICULARS**

These particulars were prepared on 17th November 2008 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at law.



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