

Fairyknowe House, Eaglesfield, Lockerbie, DG11 3AG Offers Over £399,000



‘REDUCED PRICE’

Exceptionally spacious 7 bedroom detached property in exclusive, and much sought after Eaglesfield. Ideal family home, equestrian interest, or commercial use. Large outbuilding and approx 7 acres of land. In need of upgrading and modernisation but has tremendous potential.



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"This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale."



Measurements (all approx. & longest & widest)

Ground floor measurements are -

Office - 3.39m x 1.59m

Utility - 5.02m x 1.65m

W. C. - 3.12m x 0.93m

1st floor measurements are -

Bedroom 1 - 5.13m x 4.15m

En-suite - 3.15m x 1.29m

Bedroom 4 - 4.82m x 4.79m

2nd floor measurements -

Bedroom 5 - 6.75m x 3.35m

Bedroom 6 - 5.66m x 3.40m

Living Room - 5.45m x 5.06m

Sitting Room - 5.86m x 4.11m

En-suite - 2.47m x 1.49m

Bedroom 3 - 4.80m x 3.96m

En-suite - 2.39m x 1.57m

Bedroom 7 - 4.96m x 3.31m

Kitchen/Dining Room - 6.28m x 4.95m

Rear Hall - 4.57m x 2.46m

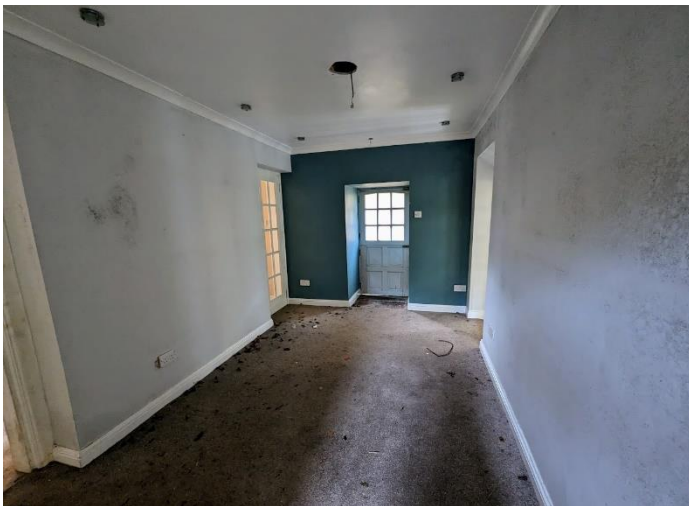
Bedroom 2 - 5.12m x 3.36m

Rear Hall - 4.82m x 4.79m

Bathroom - 2.43m x 2.35m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance vestibule leading to entrance hallway. Walk-in cupboard, window to outbuilding, doors to office, kitchen and further hallway.
- Office/reception, with glazed hatch and worktops.
- Rear hallway, doors to kitchen, living room and downstairs W.C. with wash hand basin.
- Bright living room with three windows overlooking the gardens and fireplace with wooden mantle.
- Further sitting room with two windows overlooking the gardens and alcove shelf.
- Spacious kitchen dinner with base units and two sinks. Door leading to utility room, which has wall and base units and sink and half with mixer tap and right hand drainer. Boot and boiler room.
- Stairs leading to first floor with bannister.
- Master bedroom with en-suite, window overlooking the garden with shutters.
- En-suite bathroom with W. C., wash hand basin and bath, part tiled.
- Bedroom 2 is also a double with en-suite bathroom, window overlooking the garden.
- En-suite bathroom with W. C., wash hand basin and bath, part tiled and window to garden.
- Bedroom 3 is a double bedroom with window overlooking garden with en-suite.
- En-suite with W. C., sink and space for shower.
- Rear hallway with door with sandstone steps leading to rear garden.
- Bedroom 4 is a bright room with two windows overlooking the gardens, fireplace.
- Stairs leading to 2nd floor with bannister.
- Three double bedrooms with Velux window and one with an en-suite bathroom, with bath, W. V. and wash hand basin.
- Bathroom with W. C., bath and wash hand basin.
- Substantial traditional stone outbuilding with potential to be used as residential with appropriate planning application.
- Vast gardens grounds and with separate field. Approx. 7 acres.



