



The Bungalow, Kirkconnel Hall Hotel, Ecclefechan, DG11 3JH

Offers over £250,000

Deceptively spacious detached property situated on the edge of the grounds of Kirkconnel Hall Hotel.

The house, built in 1828, has good sized accommodation with LPG heating with a majority of timber framed casement design double glazed windows. Access is via the Hotel driveway although there is parking at the side of the house. There is also the possibility of acquiring approx. 2 acres of land by separate negotiation. Easy access to M74. Viewing is essential.

Entrance Vestibule; Halls; Lounge;
Kitchen/Diner; Shower Room; Bathroom; 3
Bedrooms; Large Storage Room (possible
annexe accommodation); Outside Laundry
Room; Rear Courtyard

ENTRANCE VESTIBULE

Upvc entrance door; carpeting; windows to front; timber door to:-

HALL OPENING INTO LOUNGE (6.74 M X 4.99 M)

Windows to front and side; ceiling beams; fitted carpet; feature sandstone fireplace; TV and telephone points; 2 central heating radiators;



KITCHEN/DINER (5.10 M X 4.77 M)

Windows to side; laminate and ceramic tiled floor; ceiling beams; well fitted kitchen with light pine effect base, wall and drawer units; ample worksurfaces over extending to form breakfast bar; acrylic 1½ bowl sink; plumbed for washing machine; TV point; Leisure Rangemaster cooker; ceramic tiled splashbacks;

INNER HALL

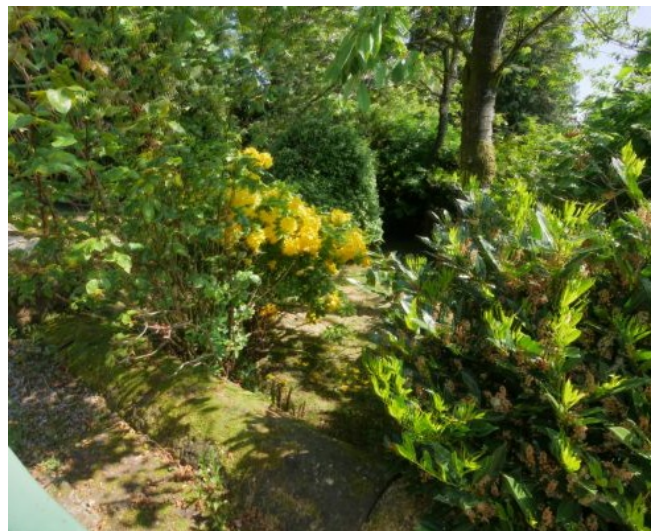
Windows to rear; fitted carpet; 2 x central heating radiators; airing cupboard with hot water tank;

BATHROOM (3.78 M X 2.16 M)

Window to front; bathroom suite comprising w.c., wash hand basin, corner jacuzzi style bath and separate shower cubicle with electric shower; ceramic tiled floor; ceramic tiled splashbacks; central heating radiator;

SHOWER ROOM (3.79 M X 2.25 M)

Corner shower base with overhead shower and shower rail; white w.c and wash hand basin; central heating radiator; ceramic tiled floor; cupboard housing central heating boiler and hot water and heating controls; door to outside;



Window to front; fitted carpet; central heating radiator; TV point;

Window to front; fitted carpet; central heating radiator; loft hatch;

Window to front; fitted carpet; central heating radiator; TV point;

Exposed concrete floor; one exposed stone wall; windows to front and rear; door to outside;

Plumbing for washing machine; ample space for white goods; window to rear;

There is a mature and colourful garden to the front with trees and shrubs enclosed by hedging and low walling. A gravel area runs along the front of the house with ample space for seating and to enjoy the garden. Parking at the side of the house. To the rear is a courtyard with clothes drying facilities. Access to the rear is shared with the building to rear which has undergone slight renovation works but does not form part of the sale of The Bungalow. Across the road at the far side of the house sits approx. 2 acres of ground which is available by separate negotiation.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

T: 01387 257 272 | E: web@braidwoods.com