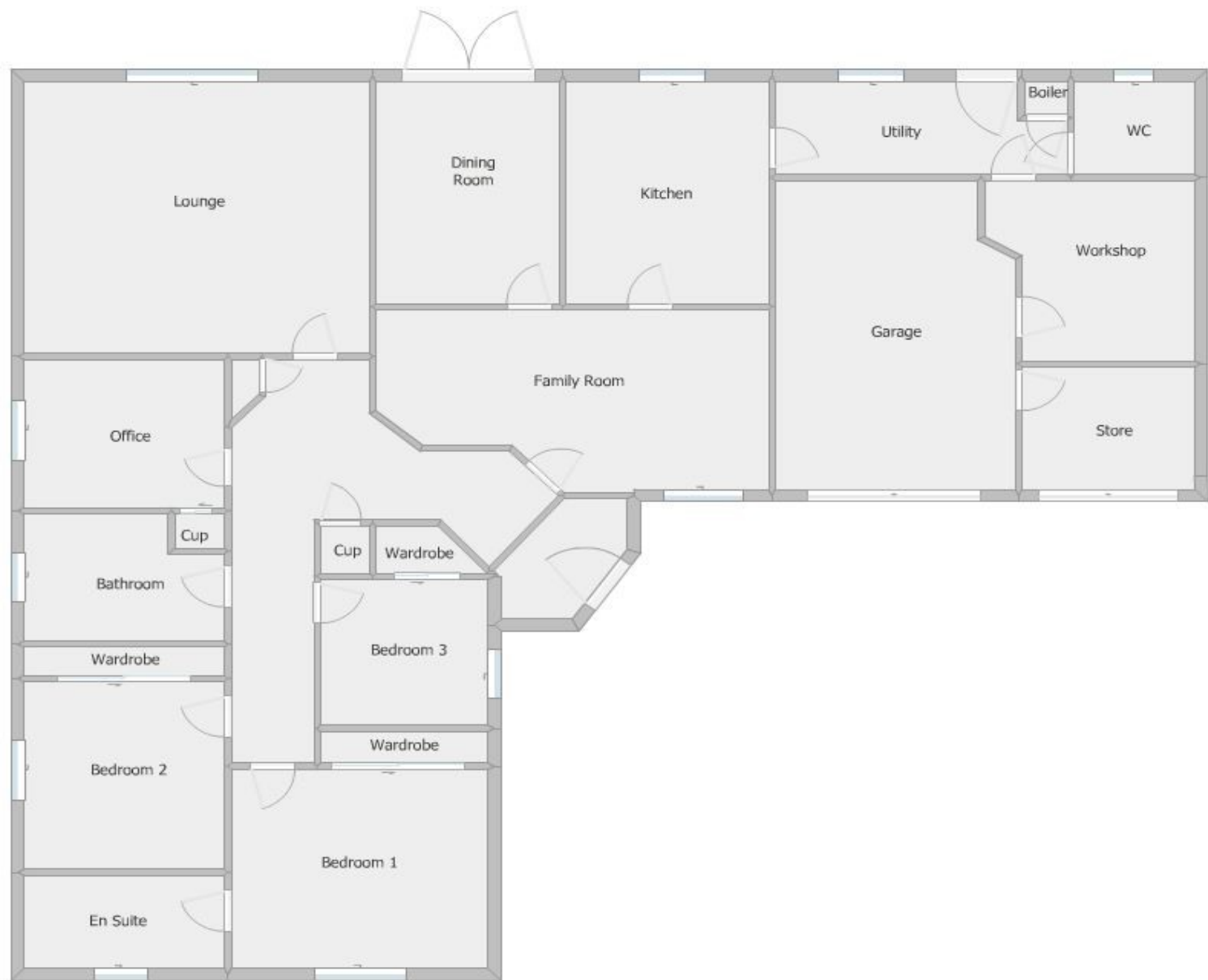




Tamblerhu, Main Road, Templand

Guide Price £310,000



Measurements:

Lounge:	17'08" x 14'0"
Kitchen:	12'0" x 10'10"
Utility:	12'0" x 5'05"
WC:	5'05" x 5'0"
Family Room:	20'0" x 10'0"
Office:	10'0" x 8'0"
Bedroom 1:	13'0" x 10'0"
En Suite:	10'0" x 5'0"
Bedroom 2:	10'0" x 10'0"
Bathroom:	10'0" x 7'0"
Bedroom 3:	9'0" x 9'0"

Postcode	DG11 1TY
Home Report	Available
Water	Mains
Electricity	Mains
Drainage	Mains
Heating	Oil
Council Tax	Band F
EPC	D
Internal Area	156 Sq.m

This sketch is not to scale and is intended for illustrative purposes only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Property Description

We are pleased to present this detached bungalow to the market for sale. The property is in the small rural village of Templand, which lies between the Corncockle woodland, a marsh, and the Kinnel Water. outside the popular small town of Lochmaben where there are local amenities.

Lochmaben is a popular historic village which boasts a primary school and nursery, shops, sporting and leisure facilities. Lockerbie which is the nearest larger town, is situated on the A74(M) about 18 miles from the border with England and offers easy commuting links to both north and south by road and with regular, direct, rail links to Edinburgh, Glasgow and Carlisle and has local shops and amenities including highly regarded primary and secondary schools.

The property benefits from double glazing and oil central heating.

Entering the property into the vestibule then into the spacious hallway. The family room/snug has a front aspect with doors into the kitchen and dining room. The kitchen has base and wall units, integrated dishwasher, microwave and oven and has space for a table. The utility room has plumbing for the washing machine, a cupboard housing the boiler, a door into a WC, a further door into the workshop and a door to outside. The workshop / store has power and opens into the garage. A small store is off the garage. The dining room has patio doors to the garden and opens into lounge.

Returning to the hall there is a broom cupboard and an airing cupboard. The office / bedroom 4 has a built in cupboard. The bathroom has a window to the side. Bedroom 2 has a side aspect and a built in wardrobe. Bedroom 1 is to the front with built in wardrobes and an en-suite shower room. Bedroom 3 has a built in wardrobe.

The front garden has lawn with mature shrubs and a border at the edge of the driveway. There is a small lawn area to the side. The rear garden is laid in lawn with mature bushes and trees and is open to the fields beyond. The shed is included.

Viewing is highly recommended.

