



Hapland, Parkgate, Dumfries,
DG1 3LT
Offers Around £225,000



Impressive five bedroom detached family home. Benefits from garage, off street parking, oil central heating, gardens and paddock which is approximately one acre of land. Set in a rural location with lovely countryside views. The property does require modernisation and updating but offers spacious accommodation and huge potential. Parkgate is a small village approximately 8 miles north of Dumfries on the A701 and a few miles east of the Forest of Ae. There is a small primary school located one mile to the east of the village also close to the Barony Campus. The village is served by buses which run between Dumfries, Moffat and Glasgow. Viewing is highly recommended.





Entrance porch with window to front and sitting room. Coat hooks.
Spacious hallway with doors to sitting room, living room, kitchen, three bedrooms, bathroom and stairs to first floor.

Spacious bright sitting room with window to the front and side with great views over open countryside.

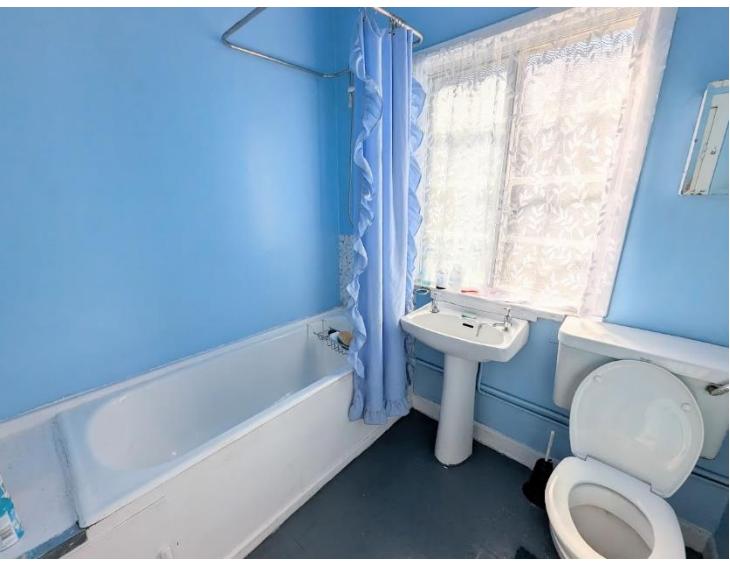
Fireplace with marble heath and mantel. Alcove with unit and shelf.

Kitchen with wall and base units, sink with mixer tap and drainers to the right and left. Window to rear.
Clothes pullet. Walk-in cupboard with electrics, shelves and window to side. Walk-in pantry with shelves.
Rear porch with windows and door to garden. Door to boiler room with shelves and plumbed for washing machine.





Bedroom one is a double with window to the front.
 Bedroom two is also a double with window to the side and fireplace with tiled hearth and mantel. Fitted cupboard and unit.
 Bedroom three also a double with window to the side. Fitted cupboard and table with drawers.
 Bathroom with W. C., wash hand basin and bath with shower. Window to the rear.





Stairs to first floor with handrail and bannister. Doors to two bedroom and W. C. Door into attic.
 Bedroom 4 large room with window to the front with fantastic views over open countryside. Built-in cupboard.
 Bedroom 5 is also a double with window to rear. Built-in cupboard and further cupboard.
 W. C. with wash hand basin and window to rear.

Measurements (all approx.)(at longest & widest)

Entrance porch – 1.21m x 1.03m
 Kitchen – 4.57m x 1.78m
 Study - 2.51m x 2.18m
 Bedroom 3 – 3.64m x 2.86m
 Bedroom 5 – 4.91m x 2.85m

Hall – 6.28m x 3.58m
 Rear Porch – 3.21m x 1.66m
 Bedroom 1 – 4.28m x 3.05m
 Bathroom – 2.17m x 1.56m
 W. C. – 1.81m x 1.20m

Sitting Room – 5.30m x 4.44m
 Living Room – 5.69m x 3.17m
 Bedroom 2 – 3.62m x 3.11m
 Bedroom 4 – 5.21m x 2.78m
 Garage – 5.71m x 4.35m



Driveway leading to garage with space for several cars. Large garden to the front laid to lawn with various plants and shrubs. The rear is also laid to lawn with clothes poles. Gate to the rear giving access to the paddock which is approximately 1 acre. There is also land across the road to the front of the property.





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.



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WWW.POLLOCKMCLEAN.CO.UK



Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU
01387 255414

