

Grenmore, Garloff, Lochanhead, Dumfries, DG2 8JE

GG&B PROPERTIES

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"Immaculately presented 3 bedroom detached bungalow with integral garage and wraparound gardens set in a peaceful rural location with beautiful countryside views."

Accommodation
+ Entrance vestibule
+ Hall
+ Lounge
+ Conservatory
+ Dining Room
+ Kitchen
+ Utility Room
+ 3 Double Bedrooms, 1 with en-suite
+ Bathroom

Outside
+ Integral garage
+ Driveway
+ Wraparound gardens
+ Greenhouse
+ Shed x2

EPC Rating D
Council Tax Band F

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LOCATION
Grenmore is situated in a peaceful rural location on a private road near the village of Beeswing, approximately 6 miles from the centre of Dumfries, which offers a range of amenities commensurate with a town of its size including shops, restaurants and the Crichton Campus. The property offers easy countryside access with walkers and mountain bikers well catered for nearby with access to the 7Stanes forest tracks at Dalbeattie and Mabie forest. The property is served by the local bus service to Dumfries and Dalbeattie, and also offers easy access to the A75 route to Stranraer and Gretna and to the Dumfries and Galloway Royal Infirmary.

DESCRIPTION
Immaculately presented 3 bedroom detached bungalow with integral garage, driveway and wraparound gardens. Grenmore is set in a peaceful rural location and features spacious light-filled accommodation with beautiful countryside views. The property offers a large welcoming lounge with feature solid fuel stove, dining room and kitchen ideal for entertaining, and 3 good sized double bedrooms, one with en-suite shower room. A bright conservatory gives access to the garden, and there is also a useful utility room adjoining the garage. The property features oil central heating and double glazing throughout, solid wood flooring in the reception rooms and a range of attractive traditional style internal doors. Externally there is a gated driveway with parking for several cars leading to the garage. The gardens to the front are mainly laid to lawn with mature shrubs and trees while the rear garden is terraced with a greenhouse, sheds and further parking space.

Viewing is highly recommended to appreciate the location and accommodation on offer.

ACCOMMODATION

Vestibule
Wooden part-glazed external door into vestibule with window to front offering views over fields; parquet flooring; coving; wooden part-glazed door to hall.

Hall
Doors to lounge, dining room, bedrooms 1, 2 & 3, bathroom, kitchen and storage cupboard with shelving and coat hooks; hatch access to loft; obscure window to dining room; coving; 2x radiators; heating thermostat; telephone/ broadband connection point; 2x smoke detectors; parquet flooring; fitted carpet.

Lounge
Spacious light-filled room with picture window to front offering beautiful views over the surrounding countryside; Aarrow solid fuel stove set within feature fireplace with brick recess, stone hearth and wooden surround; television point; wooden floor; coving; radiator; smoke detector; sliding patio doors to conservatory.

Conservatory
Step down into conservatory with UPVC part-glazed external door to side leading to garden; windows to 3 sides with vertical blinds and views over the garden to the fields beyond; polycarbonate roof; radiator;
tiling to floor.

Dining Room
Lovely bright room ideal for entertaining with window to front; wooden floor; 2x radiators; coving; telephone point; part-glazed door to kitchen.

Kitchen
Spacious and welcoming kitchen with 2 large windows to front with roman blinds offering beautiful countryside views; range of cream wood floor and wall units with complimenting worktops and tiled splashbacks; feature island unit with further storage and pendant light; 1½ stainless steel sink, drainer and mixer tap; Beko freestanding dishwasher; Zanussi freestanding electric cooker with concealed extractor fan; Beko American style fridge freezer; large airing cupboard with shelving; heat detector; television point; coving; 2x radiators; wooden floor; wooden shelf; part-glazed door to hall; part-glazed door and steps to garage.

Utility Room
Useful good sized space with window to rear with roller blind; wooden part-glazed external door to side; range of floor and wall units with complimenting worktops and tiled splashbacks; 1½ stainless steel sink, drainer and mixer tap; Worcester Greenstar oil boiler; space and plumbing for washing machine; space for tumble dryer; electricity meters and fusebox; wooden shelf unit; Carbon Monoxide detector; clothes pulley; fitted carpet.

Bedroom 1
Double bedroom with window to rear offering views over the garden; large built-in wardrobes with mirrored sliding doors, shelving and hanging space; telephone point; coving; 2x radiators; fitted carpet; door to en-suite shower room.

En-suite Shower Room
Obscure window to rear with roller blind; white suite of W.C., wash hand basin and shower cubicle with glass door and Mira shower; Xpelair extractor fan; tiling to walls; radiator; mirror with light above and shaver point; vinyl flooring.

Bedroom 2
Double bedroom with window to rear; built-in wardrobe with mirrored sliding doors, shelving and hanging space; sink with tiled splashback, light and shaver point; radiator; coving; fitted carpet.

Bedroom 3
Further good-sized double bedroom with window to rear; large built-in wardrobes with mirrored sliding doors, shelving and hanging space; sink with tiled splashback, mirror, light and shaver point; coving; radiator; fitted carpet.

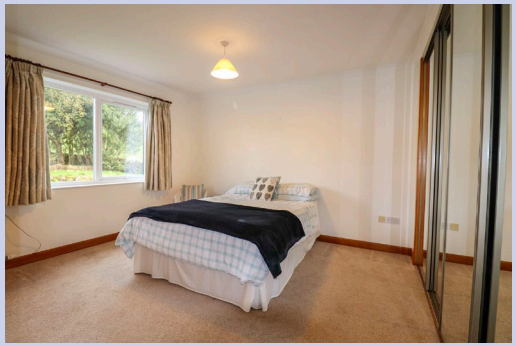
Bathroom
Large bathroom with obscure window to rear with roman blind; white suite of W.C., wash hand basin with mixer tap, bath with tiled surround and mixer tap and walk-in shower cubicle with Triton shower, waterproof panels and grab handles; tiling to walls; Envirovent extractor fan; storage unit with wooden top; mirror; shaver point; feature radiator; vinyl flooring.

OUTSIDE

Gardens
Gates lead to gravel driveway and parking area for several cars, gardens to front mainly laid to lawn with drystone dyke borders, mature shrubs and trees overlooking surrounding farmland; paved steps and wooden ramp with handrails to front door; outside lights; gravel path to side leads to seating area adjacent to conservatory with countryside views; tiered garden to rear comprised of lawns with drystone dyke edging surrounded by mature shrubs and trees; gravel path to rear leads to steps through the tiered garden to greenhouse, sheds and further gravel parking area; gravel path to side offers access to utility room and garage; coal bunker; side gate to road.

Garage 6.65m x 3.51m
Electric roller vehicle door to front; electricity supply and lights; window to side; wall cupboards; door to utility room; concrete floor.

VIEWING
By appointment with the Selling Agents of 01556 504038.

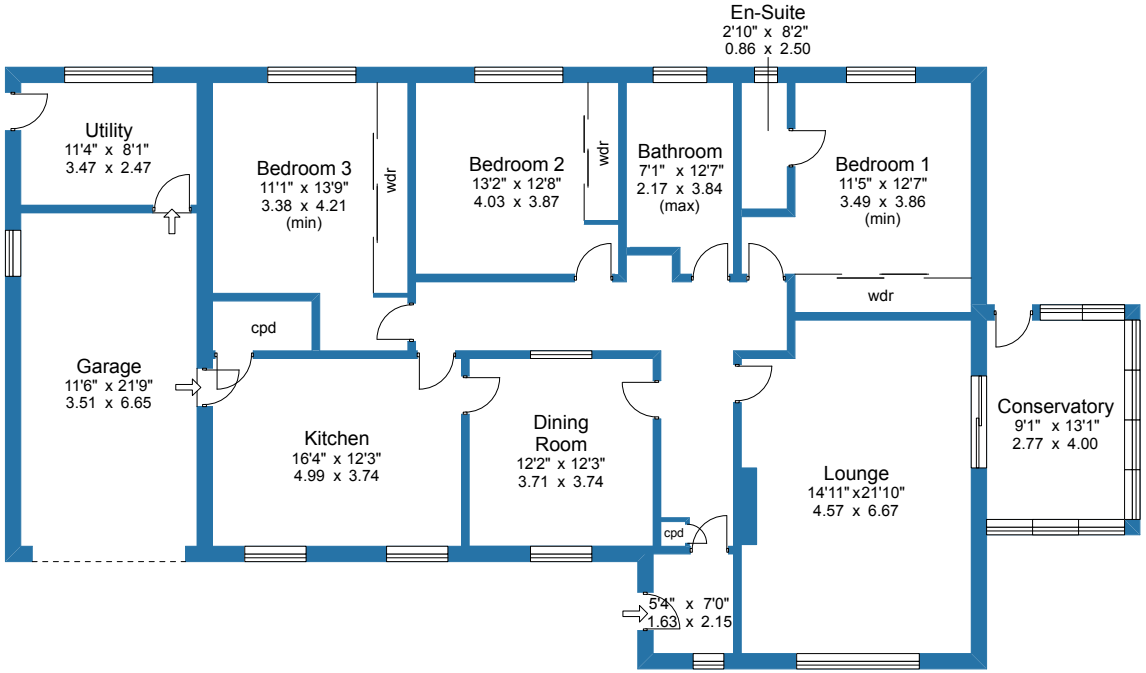


HOME REPORT
A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

OFFERS
Offers in Scottish Legal Form should be submitted to the Selling Agents. The owners reserve the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.







For illustrative purposes only. Not to scale.

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espc

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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