
McJerrow & Stevenson
Murrshell, 6 Kildale, Hightae
Guide Price: £350,000



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

Measurements

Lounge:	22'0" x 18'1"
Snug:	17'05" x 11'05"
Kitchen:	20'10" x 11'1"
Utility:	17'0" x 8'05"
WC:	5'10" x 3'0"
Bedroom 1:	12'1" x 10'1"
Bedroom 2:	12'06" x 8'10"
Bedroom 3:	9'03" x 8'09"
Bathroom:	10'1" x 5'0"
Summer House:	18'1" x 11'0"
Sports Cabin:	27'0" x 12'10"

Viewings

Strictly by appointment with Selling Agent.

Postcode	DG11 1JL
Home Report	Available
Water	Mains
Electricity	Mains
Drainage	Septic
Heating	Oil
Council Tax	Band D
EPC	A
Internal Area	148 sq.m

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 purpose.

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We are pleased to present this 3 bedroom detached dwellinghouse to the market for sale. Located in a quiet cul-de-sac, the property was originally built in 1985 and has been extensively redesigned and remodelled in 2018 / 2019.

Hightae is well placed to take easy access to the nearby M74 motorway and is within commuting distance of Lockerbie and Dumfries where shops and local amenities can be found. Hightae is one of the Royal Four Towns where fishing rights on the River Annan were established by Royal Charter and a free fishing permit is available to Village residents. There is a local primary school and thriving Village Hall.

The property benefits from double glazing and oil central heating with some rooms having underfloor heating and some having air conditioning. Solar panels are installed.

Entering the property into the porch with storage cupboards then into the utility room, also with cupboards, a separate cupboard housing the water cylinder and a shower room. Steps lead up into the fully fitted modern kitchen with island unit, integrated oven with hob and plumbing for a dishwasher. The snug gives access to the sun lounge and also to the inner hall. The sun lounge has air conditioning, under floor heating and triple glazed roof lights.

The hall gives access to the porch to the front, the bedrooms and the bathroom and the attic hatch. The attic is fully insulated. Bedroom 1 has built in wardrobes with mirror doors. Bedroom 2 also has built in wardrobes and a wall mounted air conditioning unit. Bedroom 3 is to the front. The bathroom has a walk-in shower enclosure and under floor heating.

The fully enclosed front garden is laid in lawn with mature shrubs and bushes. The oil tank and the boiler are situated at the side where there is also the battery storage system. Electric gate at the rear opens onto a gravel driveway with space for up to 5 vehicles. The cabin is currently used as a sun-room with bi-fold doors and underfloor heating in one part and the other part is a sports cabin with large hot tub and tiled floor with drainage. There is also a dehumidifier and a Suit Spin unit. There is a convenient wc with wash hand basin.

Viewing is highly recommended to appreciate the full potential on offer.















