



3 bedroom detached house with extensive wraparound garden  
Holmwood, Kirkpatrick Fleming, Lockerbie, DG11 3AU



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## Guide Price

£280,000

## Description

A beautifully preserved traditional 3 bedroom detached property set back from the public highway, with a wraparound garden, unspoilt views over open countryside and off road parking, offering the perfect family home.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY







## KEY FEATURES

- Spacious and versatile family friendly accomodation.
- Impressive open plan kitchen/ dining area with integrated appliances and french doors opening onto the garden.
- Extensive sitting room with a wood burning stove and french doors opening onto the garden.
- Three double bedrooms, one with an en-suite and another with a jack and jill bathroom.
- Useful utility room with access out into the garden.
- Well maintained private garden with views over the open countryside.
- Off road parking.
- Fully renovated and extended between 2013 and 2015 with underfloor heating throughout the ground floor.



## Holmwood, Kirkpatrick Fleming, Lockerbie, DG11 3AU

*A beautifully maintained attractive 3 bedroom detached house with open plan accommodation, generously sized rooms, beautiful features and extensive garden. The property was fully renovated and extended in 2015 providing the perfect family home to simple move in.*

**Inside:** Front Porch, Living Room, Open Plan Kitchen/Dining Room, Utility Room, Two Double Bedrooms and a Jack & Jill Bathroo. Upstairs there is a third bedroom with an en-suite.

**Outside:** Off road parking to the side of the property and extensive wrap around garden with views over open countryside

**Directions:** From J21 of the M74 turn left onto the B7076 towards Kirkpatrick Fleming. Continue for 1/4 of a mile at the round about take the second exit heading straight on, the property is located half a mile along the road on the right.

**Situation:** Holmwood enjoys a rural yet accessible situation, with the M74 located 0.5 miles away, excellent motorway and railway links and bus services and Carlisle Airport 17.50 miles away. Kirkpatrick Fleming benefits from a primary school and is within the catchment area of Annan Academy. Dumfriesshire is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare offering a lifestyle property for country pursuits.





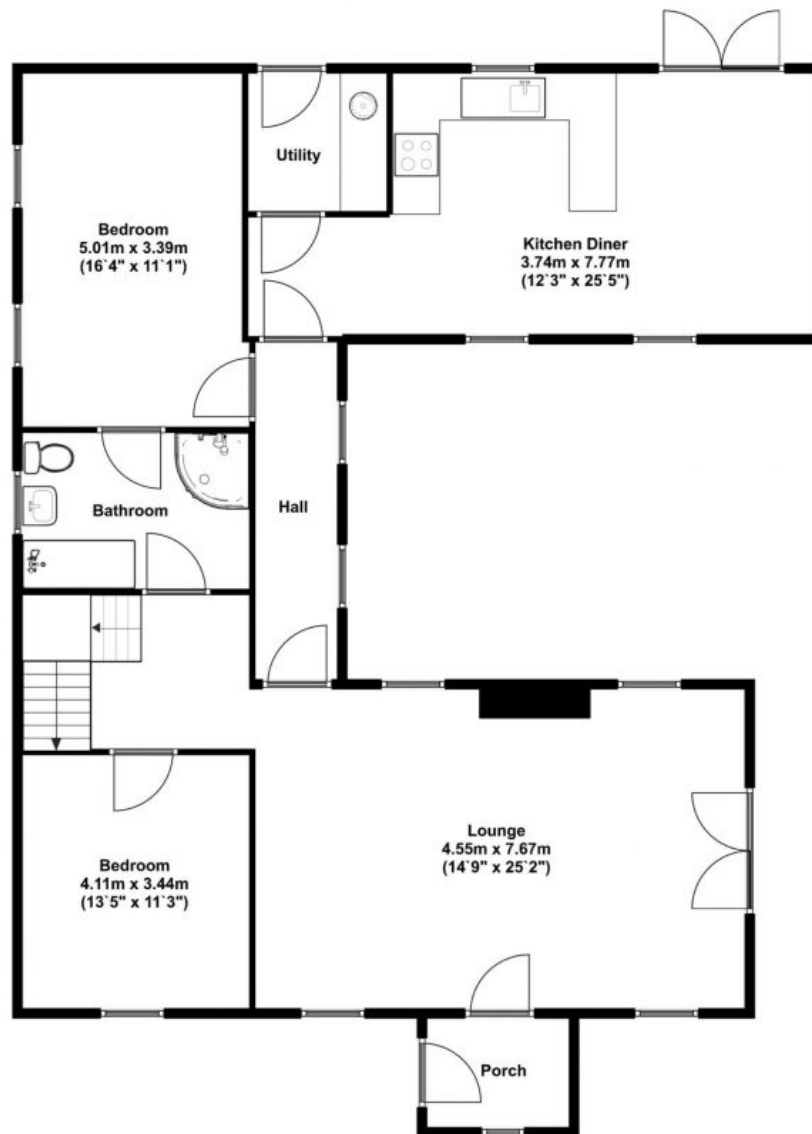
## The Accommodation

The front door opens up into the useful entrance porch and then onto the very spacious open plan living room with a cosy woodburning stove and french doors out onto the extensive garden. Off the living room the first of the three double bedrooms can be accessed and a Jack and Jill bathroom which features a bath, shower, w.c. and sink. Off the bathroom there is the second double bedroom which benefits from fitted wardrobes. Following on through the hallway the impressive open plan kitchen/living area can be accessed which is the heart of the home, with french doors out onto the garden and access to the useful utility room with fitted units. The modern kitchen also features integrated appliances including a fridge/freezer, dishwasher, cooker and extractor fan and fitted base and wall units. Upstairs there is the third double bedroom and en-suite with a shower, toilet and sink.

Outside there is off road parking at the side of the property and a beautifully maintained garden which benefits from undisturbed views over open countryside. There is the option to purchase additional ground extending to 0.21 acres next to the to the property by separate negotiation.

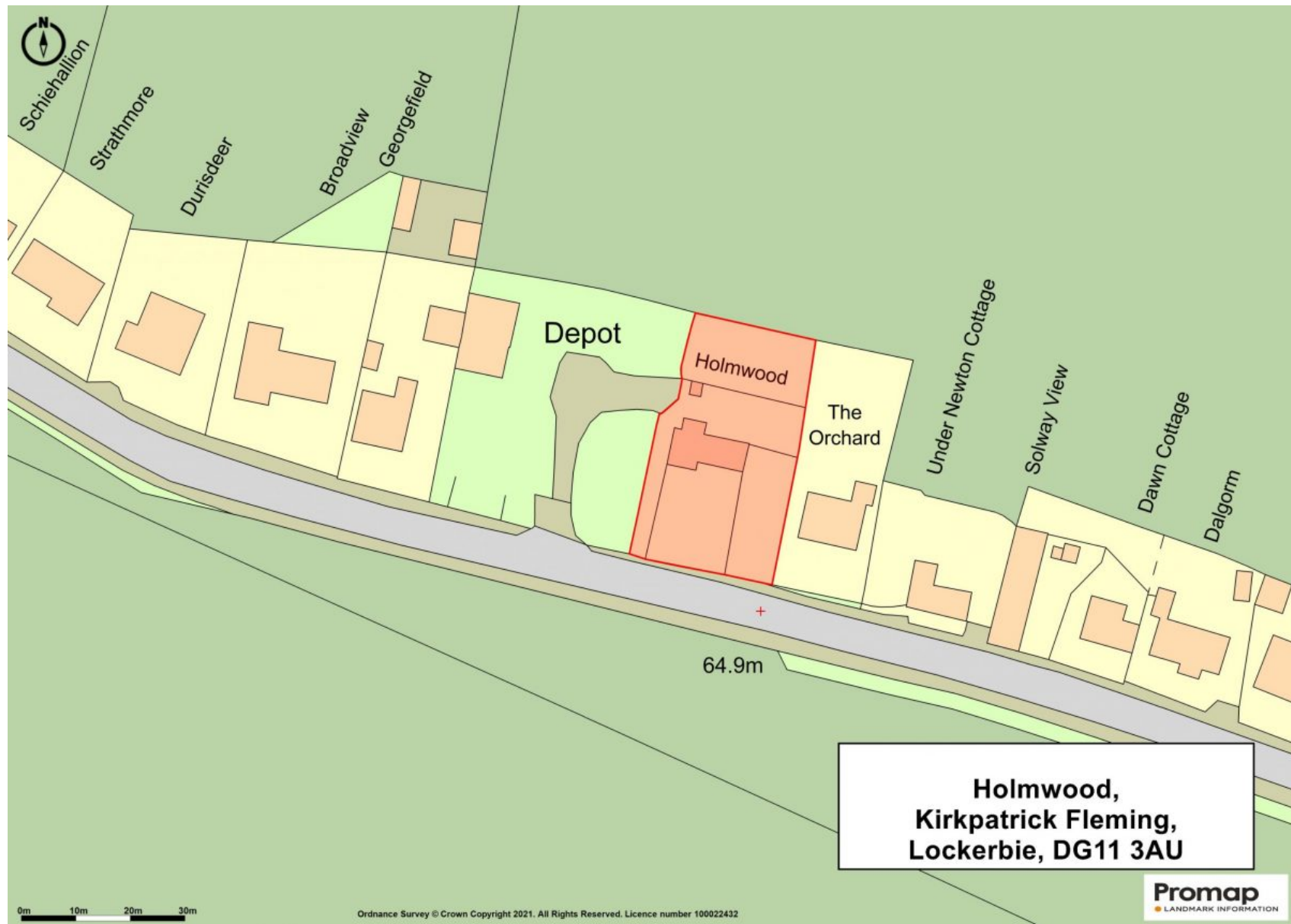


Ground Floor



First Floor











**Services:** Holmwood is serviced by mains electricity, water and drainage. The property benefits from oil fired central heating with under floor heating to the ground floor and radiators upstairs and UPVC windows.

**EPC:** C.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000

**Council Tax:** Holmwood is within Dumfries and Galloway council tax band D.

**Solicitors:** Henderson Mackay (Mrs K Norman-Thorpe dealing), Victoria Square, Lockerbie, DG11 2JP. Tel: 01576 202137.

**Fixture and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Servitude rights, burdens and wayleaves:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Viewing:** Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

**Money Laundering Obligations:** As part of the new Money Laundering Regulations relating to the sale of the property, we as Selling Agents are obliged to carry out Customer Due Diligence checks on any Purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of identity prior to an offer being made.

**Offers:** Offers should be submitted in Scottish legal terms to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Deposit :** A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or their agents.







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