



Pinetops, Templand, DG11

Offers Over £325,000



Pinetops, Templand, DG11

- Immaculately presented 3 bedroom bungalow
- Modern fixtures and fittings
- New Airsource heating system with 7 years warranty
- Master bedroom en-suite
- Beautiful landscaped gardens with views of open countryside
- 5kw photovoltaic panels with 10kw Battery storage
- Integral garage with electric door

Pinetops is an immaculately presented 3 bedroom bungalow offering spacious accommodation, large well laid out garden and integral garage.

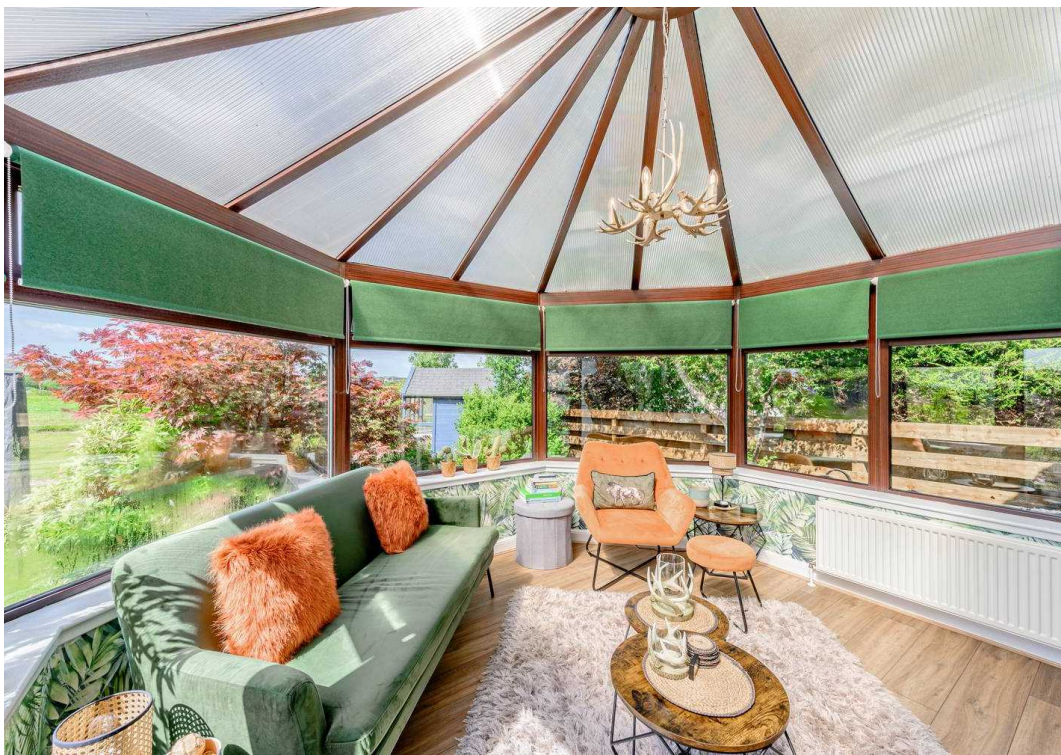
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:







Pinetops is an immaculately presented 3 bedroom bungalow located in the lovely village of Templand with views of open countryside. The current owners have undertaken significant improvements to the property and Pinetops now offers well appointed spacious accommodation. Upon entering the property through the front door, the central hallway gives access to all apartments. To the left the large dining kitchen is located at the end of the hallway. The kitchen is fitted with wooden base and wall units, double electric oven, hob with overhead extractor, integrated dishwasher and inset sink with mixer tap. Beyond the kitchen there is a useful utility room with back door to the garden and door to the garage. The utility is fitted with cupboards and a stainless steel sink and includes space for a washing machine and dryer.

Returning to the central hallway there is a pleasant dining room next to the kitchen with double doors to the garden. This could also be used as a home office or bedroom. The sitting room is at the other end of the house and features a 5kw multifuel stove with slate hearth and surround, patio doors provide easy access to the garden and the conservatory which is a lovely sitting space in the heart of the beautiful garden is situated off the sitting room. There are 3 good sized double bedrooms, one of which is currently used as a study. The principal bedroom features a recently fitted en-suite shower room with mains operated double shower unit, WC and basin. The family bathroom includes a WC, panel bath, basin and separate shower with mains operated shower. The loft is partially boarded the length of the property with lighting and pull down ladder accessed from a hatch in the hallway. The large integral garage includes an electric fob operated up and over door.



Externally to the front of the property there is a large block paved driveway with parking for several cars. The remainder of the front garden is principally laid to grass and is low maintenance. To the rear of the property there is a large, beautifully laid out mature garden with enviable views over open countryside to the rear. The garden includes areas of mature planting, lawn and patios. The garden shed and summer house are included in the sale but not the potting shed and greenhouse.

The property benefits from recent upgrades including new windows and doors; Air Source heating installed with new hot water tank and radiators with additional thermal solar panels; installation of 5kw solar photovoltaic panels with 10kw of battery storage.

Pinetops is located in the peaceful village of Templand close to Lochmaben (2.5 miles), Lockerbie (5 miles) and Dumfries (10 miles) for a range of local amenities including shops, restaurants and leisure amenities. A primary school and nursery are both available in Lochmaben and a Secondary school in Lockerbie. The M74 motorway can be easily accessed at Lockerbie.







Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted in Scottish Legal Form 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.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

EPC Rating: B

Services: Pinetops is served by mains water, mains electricity, mains drainage and Airsource central heating. There are 5kw of PV solar panels with feed-in-tariff and 10kw battery storage. FTTP has been installed and running with EE with a potential maximum speed of 1000mbps depending on supplier.

Fixtures & Fittings: It should be noted that the following items are not included in the sale: Greenhouse and potting shed in the garden, EV charger, Ring doorbell and wireless cameras; American style fridge freezer; washing machine and tumble dryer.

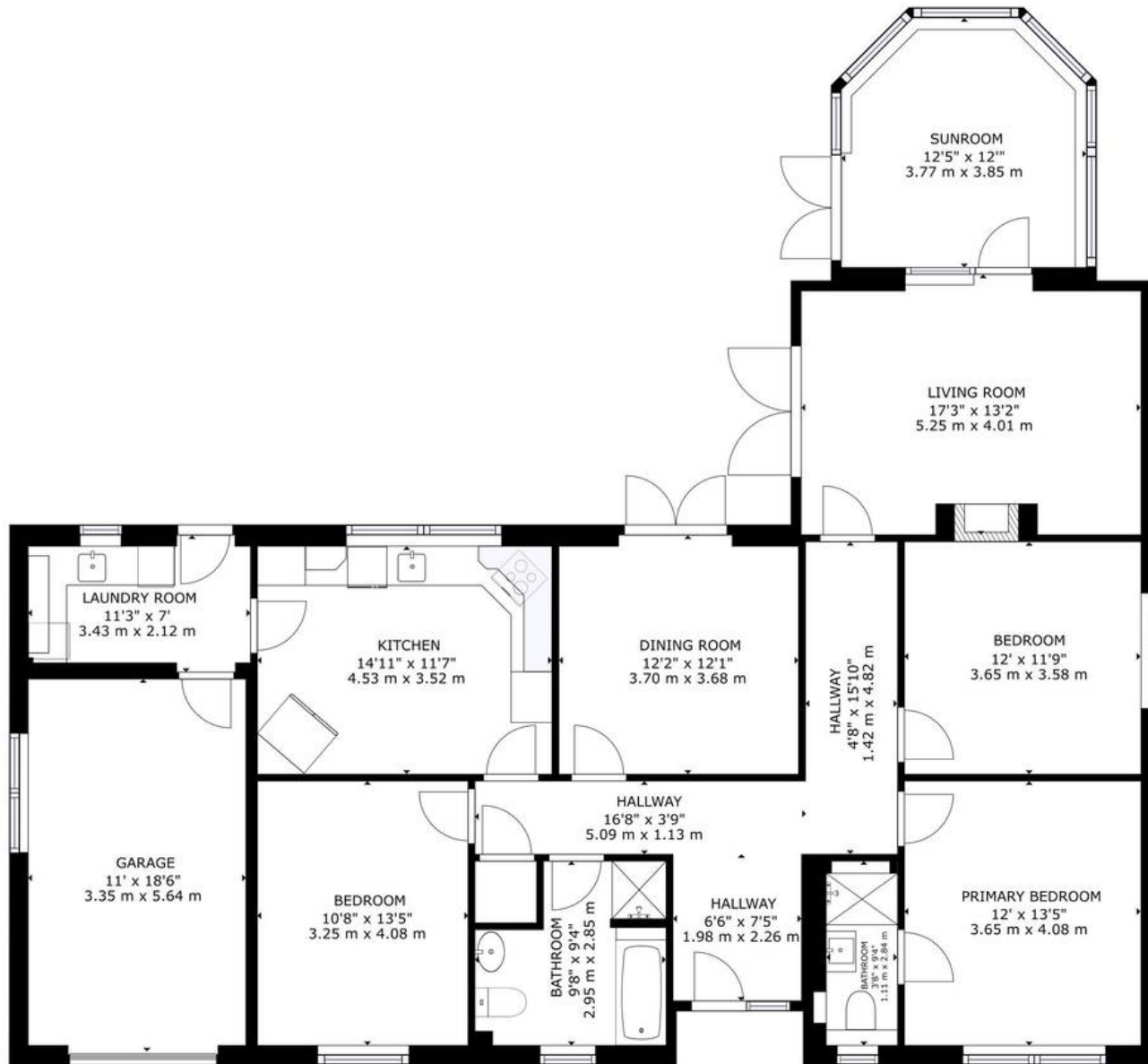
Local Authority: Dumfries & Galloway Council. Council Tax Band F.



Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

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. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee ranging from £50 -£300 depending on the provider and the product.



GROSS INTERNAL AREA
 FLOOR 1: 1625 sq ft, 150.98 m²
 EXCLUDED AREAS: GARAGE: 217 sq ft, 20.14 m²
 TOTAL: 1625 sq ft, 150.98 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents.