



West View Bellevue Road, Dornock - DG12 6SW

Offers Over £310,000





# West View Bellevue Road

Dornock, Annan

- Four bedroom dormer bungalow
- Recently renovated to a high standard
- Modern kitchen with integrated appliances and breakfast bar
- Bright and spacious living room with patio doors and views of the countryside
- Separate dining room with bay window
- Plenty of built-in storage space
- Single detached garage and newly block paved driveway
- Lovely rural village within walking distance of the Solway Firth
- Adjacent land available by negotiation

Four bedroom detached dormer bungalow which has been recently renovated to an incredibly high standard with garden and beautiful views of the countryside.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



## BACK ON MARKET THROUGH NO FAULT OF ITS OWN

West View is a beautifully situated detached property set in 0.28 acres of extensive gardens, with impressive views over the countryside. This bright and spacious home is in excellent condition throughout with high quality fixtures and fittings, including a flexible ground floor layout with two reception rooms, modern and bespoke kitchen with breakfast bar and integrated appliances, four double bedrooms, a bathroom on each floor and a private dressing room/office upstairs.

The front door welcomes a small vestibule area with oak, glass paneled door to the entrance hallway. The hallway is laid with herringbone luxury vinyl tile, providing access to each of the three bedrooms on the ground floor, kitchen and carpeted stairs leading to the first floor. The living room is perfect for entertaining large families featuring a well designed skylight for admiring the stars and two large windows either side of the double French doors which welcome pleasant views of the open countryside. The modern kitchen was fitted two years ago, complete with cream wall and floor units with solid oak worktops and integrated appliances to include a gas hob with overhead extractor, dishwasher and double electric oven. Plumbing is available for a washing machine and there is ample space for a large fridge/freezer. A lovely breakfast bar with matching oak worktop concludes the kitchen.

The dining room is situated in the former conservatory and also benefits from exemplar views of the garden and countryside. Three double bedrooms, one of which features a small woodburning stove and a modern, contemporary bathroom with freestanding bath, his and her sink bowls and large, walk-in shower off mains with glass screen completes the ground floor. The first floor boasts a large, dormer fourth bedroom with Velux windows. There are two further rooms on the first floor which include a dressing room/office and a second shower room with WC, wash hand basin and towel rail.





From the living room, doors step out to the garden and outdoor patio laid with Indian sandstone featuring handmade chairs constructed with sandstone. The front and east side of the property is laid with loose stone and the majority of garden is laid with grass and the present owners have had chickens on the land.

For parking there is a detached single garage, of concrete block construction externally roughcast with a tiled roof with the benefit of power and lighting. There is also a newly block paved driveway and gated access to the rear of the property.

Land to the side, amounting to around 0.12 acres, is available by separate negotiation. It has development potential subject to planning and other necessary consents.

### Location Summary

Dornock is a small Scottish village in Dumfries and Galloway, situated about 1 mile west of Eastriggs and 2 miles east of Annan. The village is located on the B721 and there are a number of pleasant country walks inland and to the Solway Firth. The nearby **A75** provides easy road access to **Dumfries**, **Carlisle**, and the motorway network, while **Annan railway station**, just a short drive away, offers regular train services to **Glasgow** and **Carlisle**, making commuting simple.

For amenities, residents can easily access the nearby town of **Annan**, which offers a range of supermarkets, local shops, cafes, and healthcare facilities. Families are well-served by **Newington Primary School** and **Annan Academy**, both offering quality education within a short distance. With its charming rural atmosphere and convenient proximity to larger towns, Dornock provides an idyllic yet practical lifestyle.





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

**Matters of Title:** 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.

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

**EPC Rating:** C

**Broadband and Mobile :** Standard Broadband (up to 50mb) and Good

**Services:** West View is serviced by mains water, mains electricity, mains drainage and mains gas central heating.

**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.

**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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

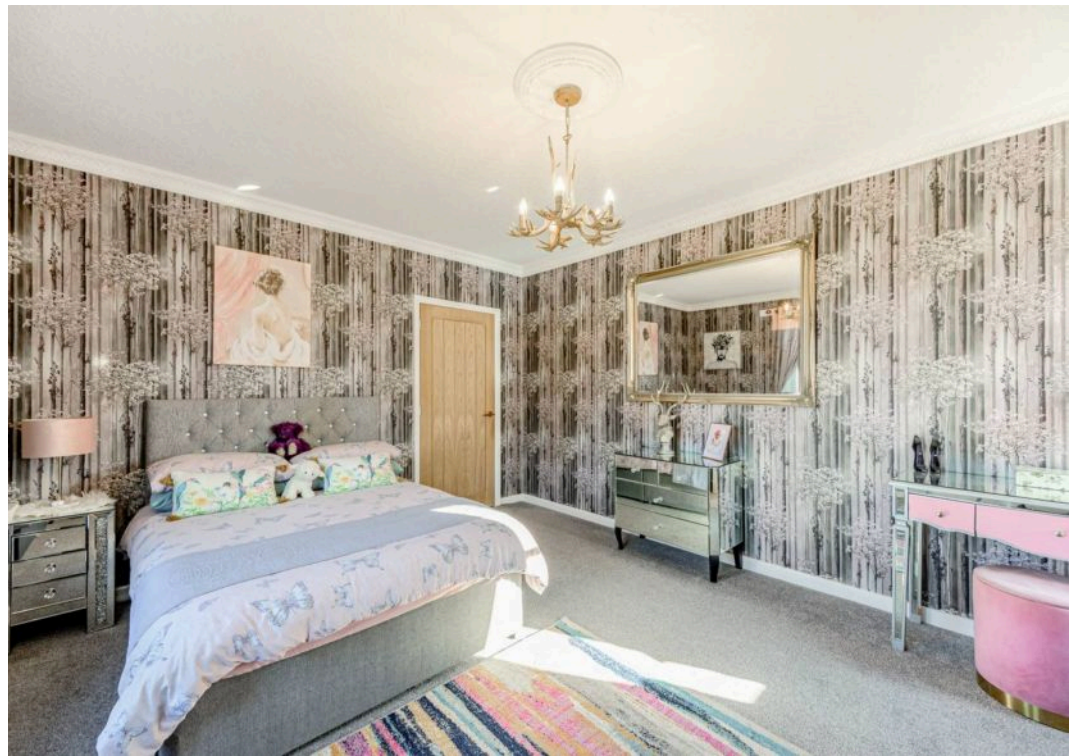
**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E.















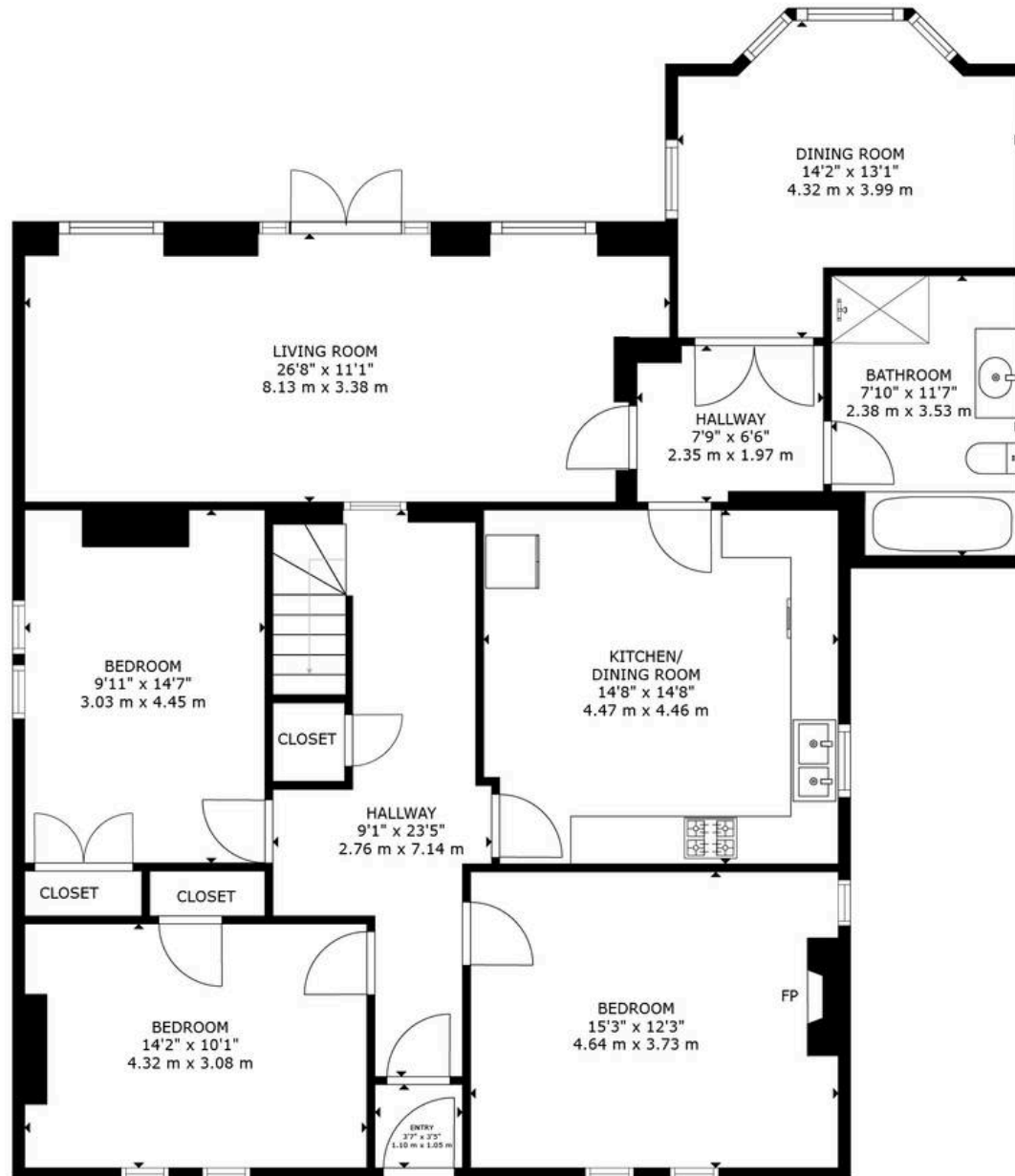








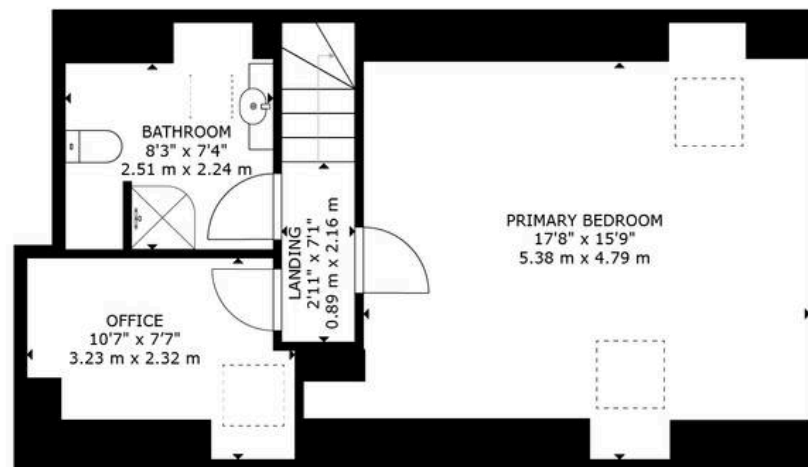




GROSS INTERNAL AREA  
 FLOOR 1: 1,498 sq. ft, 139 m<sup>2</sup>; FLOOR 2: 517 sq. ft, 48 m<sup>2</sup>  
 TOTAL: 2,016 sq. ft, 187 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1





## FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1,498 sq. ft, 139 m<sup>2</sup>; FLOOR 2: 517 sq. ft, 48 m<sup>2</sup>  
 TOTAL: 2,016 sq. ft, 187 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

You can include any text here. The text can be modified upon generating your brochure.

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. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.