



## Milngate House

Parkgate, Dumfries, DG1 3NG

Offers Over £350,000

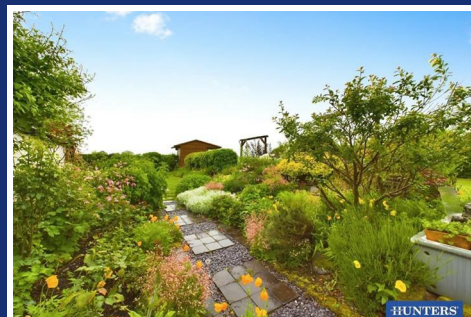
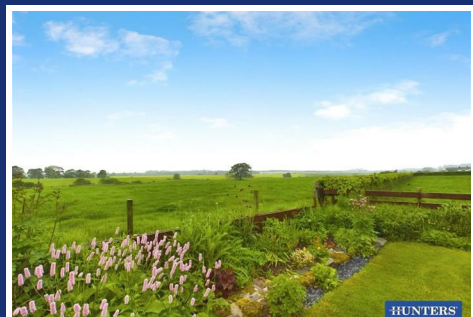


- Spacious Detached House
- Living Room & Dining Rooms, both with Multi-Fuel Stoves
- Three Double Bedrooms, One Downstairs
- Beautifully Landscaped & Maintained Gardens
- Ample Off-Road Parking & Attached Garage
- Beautifully Presented Throughout
- Contemporary Kitchen with Adjoining Utility Room
- Upstairs Bathroom & Downstairs Shower Room
- Summerhouse with Outstanding Field & Countryside Views
- EPC - E

# Milngate House

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Milngate House offers an exceptional opportunity to acquire a beautifully presented and spacious detached home, nestled perfectly within the glorious Dumfriesshire countryside in its own outstanding gardens. Internally, the home has been exceptionally well cared for and improved over the years and offers an abundance of space for living and entertaining, with two reception rooms, kitchen with adjoining utility and three double bedrooms, one being on the ground floor making this an ideal home to a wide range of buyers including families, upsizers, downsizers and mature buyers. Stepping outside is where you truly fall in love, the gardens have been beautifully landscaped and maintained throughout and enjoy picturesque views over the stunning countryside. A viewing is imperative to appreciate the space, location and lifestyle opportunity available at Milngate House.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises hallway, living room, kitchen, dining room, utility room, boiler room, office/study, double bedroom and shower room to the ground floor with a landing, two double bedrooms and bathroom on the first floor. Externally the property has ample off-road parking, a garage/workshop and generous gardens. EPC - E and Council Tax Band - F.

Located within Nethermill, close to Parkgate and within a short drive to Dumfries, Heathhall, Lochmaben and Lockerbie, Milngate house enjoys a tranquil rural setting within easy reach of a wealth of amenities and transport links. Within Dumfries is a wide array of stores, supermarkets, garages, bars and restaurants with the addition of multiple transport connections including rail and bus. Both the A75 and A74(M) are within a short drive which provide direct access throughout South-West Scotland. For the little ones, Nethermill boasts an excellent Primary School with Secondary Schools being within Lockerbie.

## HALLWAY

Entrance door from the front with internal doors to the living room, bedroom three and shower room, stairs to the first floor with under-stairs cupboard, radiator and tiled flooring.

## LIVING ROOM

Double glazed bay window to the front aspect, double glazed window to the side aspect, radiator and multi-fuel stove.

## KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces, upstands and splashbacks above. Integrated eye-level microwave/combi oven with electric oven below, extractor unit, integrated dishwasher, inset one and half bowl sink with filter mixer tap, recessed spotlights, under-counter lighting, radiator, tiled flooring, double glazed Velux window, double glazed window to the side aspect and internal door to the utility room.

## DINING ROOM

Two double glazed windows to the rear aspect, double glazed window to the side aspect, double glazed French doors to the rear garden, radiator, built-in cupboard and multi-fuel stove.

## UTILITY ROOM

Fitted base and wall units with worksurfaces above. Space and plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, recessed spotlights, skylight window, two double glazed windows to the rear aspect, internal door to the boiler room and external door to the rear garden.

## BOILER ROOM

Freestanding oil boiler, power, lighting and internal doors to the office/study and garage/workshop.

## OFFICE/STUDY

Double glazed window to the front aspect and radiator.

## BEDROOM THREE

Double glazed bay window to the front aspect and radiator.

## SHOWER ROOM

Three piece suite comprising WC, vanity wash hand basin and shower enclosure with electric shower unit. Part-tiled walls, tiled flooring, towel radiator and extractor fan.

## LANDING

Stairs up from the ground floor with internal doors to two

bedrooms and bathroom, double glazed window to the rear aspect and loft access point.

## BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and built-in wardrobes.

## BEDROOM TWO

Double glazed window to the front aspect and radiator.

## BATHROOM

Four piece suite comprising WC, pedestal wash hand basin, bath and shower enclosure with electric shower unit. Part-tiled walls, radiator and an obscured double glazed window.

## EXTERNAL

Entering via double gates from the road to a generous gravelled driveway with large turning/parking area, allowing off-road parking for multiple vehicles including ample space for parking larger vehicles such as a campervan. A beautifully maintained front garden runs parallel to the driveway. The rear garden is generously proportioned and very well landscaped and includes various mature flower borders, trees, fruit trees and shrubs throughout, with the addition of a large vegetable patch/growing area with greenhouse. A paved seating area is directly outside the dining room French doors along with an additional seating area within the garden. Within the rear garden is a timber summerhouse, with outstanding field and countryside views. An external cold water tap beside the garage doors.

## GARAGE/WORKSHOP

Double bi-folding barn style doors to the driveway/parking area with power and lighting internally. The garage is currently separated into two spaces, one incorporating a workshop area and the second being storage however this could be easily adapted back to being one large space.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [reclusive.shorthand.buzz](https://www.what3words.com/reclusive.shorthand.buzz)



# Floorplan



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 1960.23 ft<sup>2</sup>  
 182.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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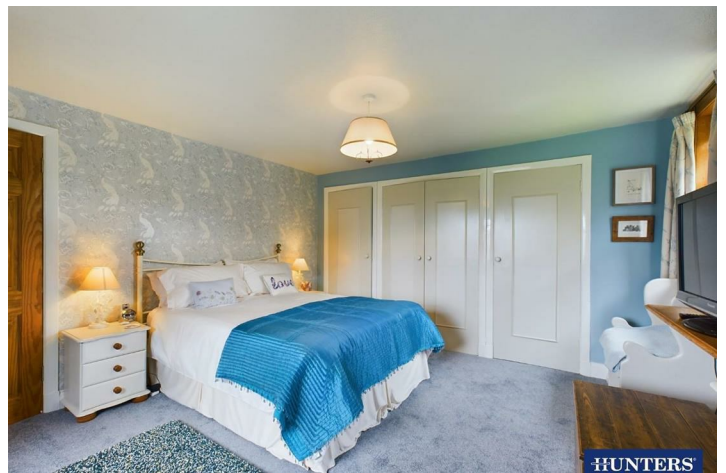


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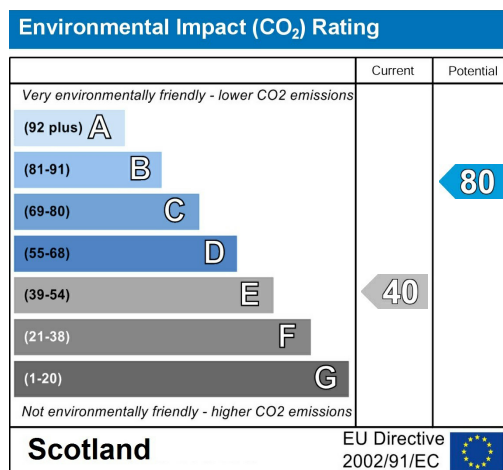
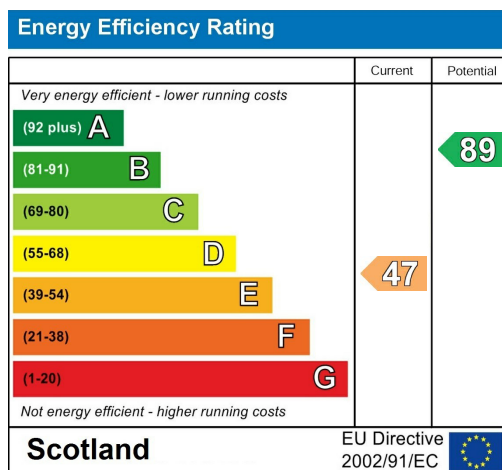








## Energy Efficiency Graph

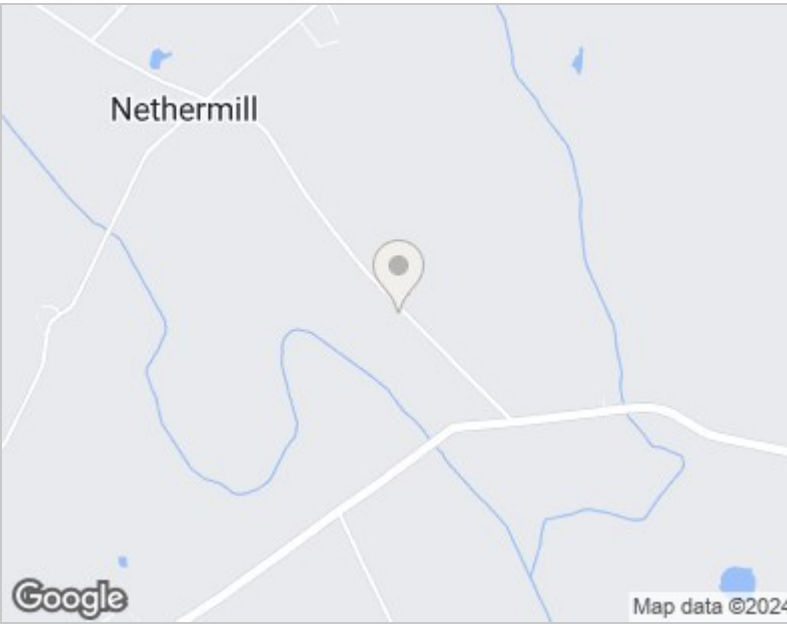


## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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