



Chestnut Lodge

Kirkton, Dumfries, DG1 1SL

Offers Over £290,000



- Spacious Detached Family Home
- Picturesque Open-Field Outlook
- Dining Kitchen with Adjoining Utility Room
- Downstairs Bathroom & First Floor Shower Room
- Solar Panels & Air-Source Heat Pump
- Set within Beautifully Landscaped Gardens
- Large Living Room & Additional Sitting/Dining Room (Currently used as a Bedroom)
- Four Double Bedrooms, Master with En-Suite & Dressing Area
- Large Gated Driveway & Integral Single Garage
- EPC - C

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Property launch on Friday 9h May between 2pm and 4pm, please contact Hunters to schedule your private viewing.

Chestnut Lodge is a distinguished detached family home, gracefully positioned within beautifully maintained gardens and enjoying uninterrupted views over open countryside. The property offers a well-balanced and versatile layout, including two reception rooms, a spacious dining kitchen with adjoining utility room, and four double bedrooms, the principal of which benefits from a private en-suite bathroom and dressing area. A ground floor bathroom and first-floor shower room further enhance the home's practicality and appeal. Approached via a double-gated sweeping driveway leading to an integral garage, the property is set within generous wrap-around gardens that provide a tranquil and private setting, ideal for refined outdoor living and entertaining. Combining comfort with efficiency, the home also features solar PV panels, offering reduced energy costs and a supplementary income, alongside an air-source heat pump central heating system. A viewing is essential to fully appreciate the setting, scale, and potential of this exceptional home, contact Hunters Annan today to arrange your private appointment.

The accommodation, which has central heating via air-source heat pump and double glazing throughout, briefly comprises an entrance hall, hallway, living room, dining/sitting room, dining kitchen, utility room and bathroom to the ground floor with a landing, four bedrooms, master en-suite and shower room to the first floor. Externally there is off-road parking, integral garage and established gardens to the front, sides and rear. EPC - C and Council Tax Band - F.

The village of Kirkton is located approximately four miles north of Dumfries, offering easy access to both Heathhall and Locharbriggs. The village itself provides essential amenities, including a post office and a church. Within a five-minute drive, you can reach Heathhall, which offers a range of conveniences such as a local shop, garage, and garden centre. Dumfries town centre is just a further ten minutes away, providing a wide selection of shops, supermarkets, and garages, along with excellent transport links including both bus and train stations. On the outskirts of Dumfries, you'll also find DIY superstores, additional garden centres, and supermarkets. For families, there is a selection of schools for all ages within the locality, with a high school available in Dumfries. For commuters, the A75 provides convenient access from Gretna, where it connects to the A74(M)/M6, across South West Scotland towards Stranraer, making this picturesque region easily accessible.

Tel: 01387 245898

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the hallway and an under-stairs cupboard with lighting internally.

HALLWAY

Internal doors to the living room, dining/sitting room, dining kitchen and bathroom, radiator and stairs to the first floor landing.

LIVING ROOM

Two radiators, gas fire, double glazed patio doors to the front garden and two double glazed windows to the front aspect.

DINING/SITTING ROOM

Double glazed window to the rear aspect and a radiator.

DINING KITCHEN

Kitchen Area:

Fitted base and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, one bowl stainless steel sink with mixer tap, tiled flooring, internal door to the garage, doorway to the utility room and a double glazed window to the rear aspect.

Dining Area:

Double glazed patio doors to the rear garden, radiator and tiled flooring.

UTILITY ROOM

Fitted base unit with worksurface above. Space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, cylinder for the air-source heat pump and a double glazed window to the side aspect.

BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with hand shower attachment. Boarding splashback, electric towel rail, extractor fan and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway with a galleried landing, internal doors to four bedrooms and shower room, built-in cupboard, loft-access point and a double glazed window to the front aspect.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, double glazed window to the side aspect and a radiator.

En-Suite:

Three piece suite comprising a WC, pedestal wash hand basin and bath with hand shower attachment. Tiled splashbacks, electric towel rail, recessed spotlights extractor fan and a double glazed window to the side aspect.

BEDROOM TWO

Double glazed window to the side aspect, double glazed window to the rear aspect and a radiator.

BEDROOM THREE

Double glazed window to the rear aspect, double glazed window to the side aspect and a radiator.

BEDROOM FOUR

Double glazed window to the side aspect, double glazed window to the front aspect and a radiator.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin and a shower enclosure with mains shower. Electric towel rail, radiator, recessed spotlights, extractor fan and a double glazed window to the side aspect.

EXTERNAL:

Front Garden & Driveway:

Accessing the plot via a double-gated entrance, the driveway descends towards the property and allows for off-road parking for multiple vehicles. Access from the driveway into the garage, entrance hall and living room. The front garden is predominantly lawned and includes mature trees, shrubs and hedging. Access to both sides of the property towards the rear garden.

Rear Garden:

Generous rear garden enjoying a picturesque field outlook. The garden is predominantly lawned and includes a block-paved seating area, mature borders and a timber summerhouse.

INTEGRAL GARAGE

Manual up and over garage door, external pedestrian access door, double glazed window, inverter for the solar panels, power and lighting.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - nature.scornful.papers

AML DISCLOSURE

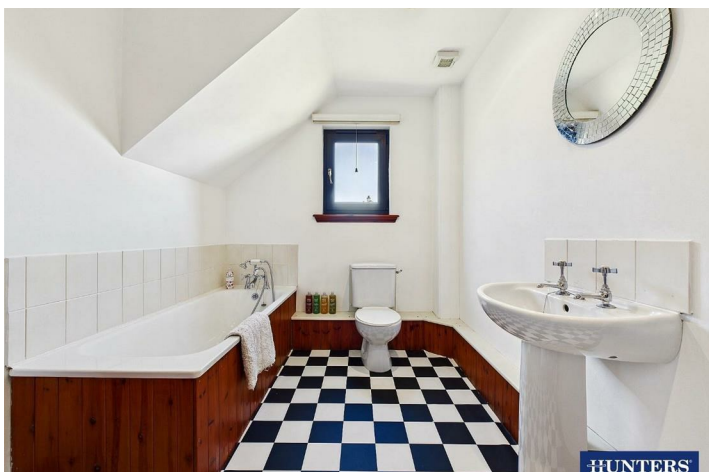
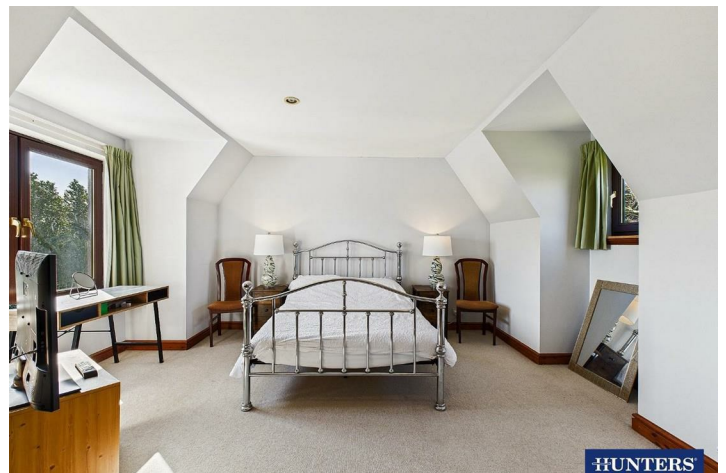
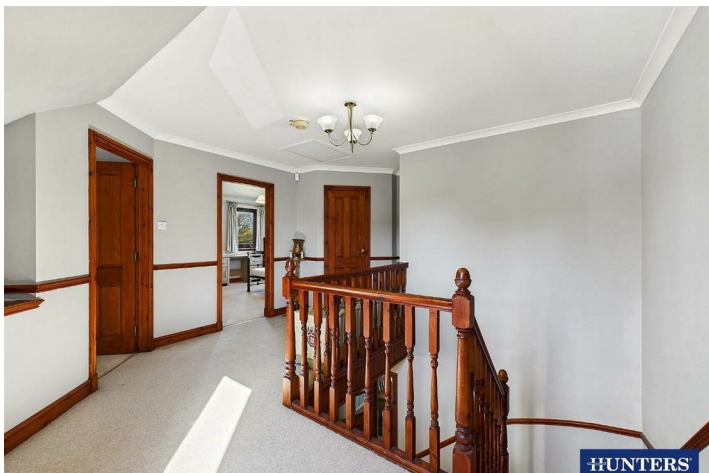
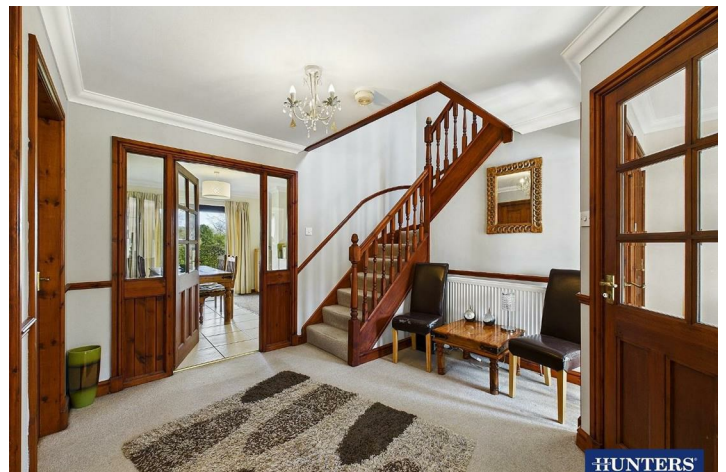
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HOME REPORT

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

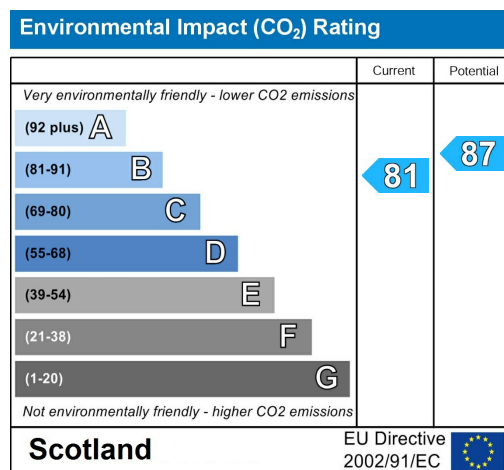
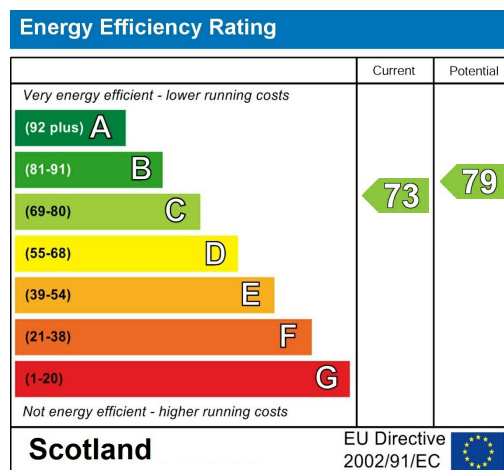
Floorplan







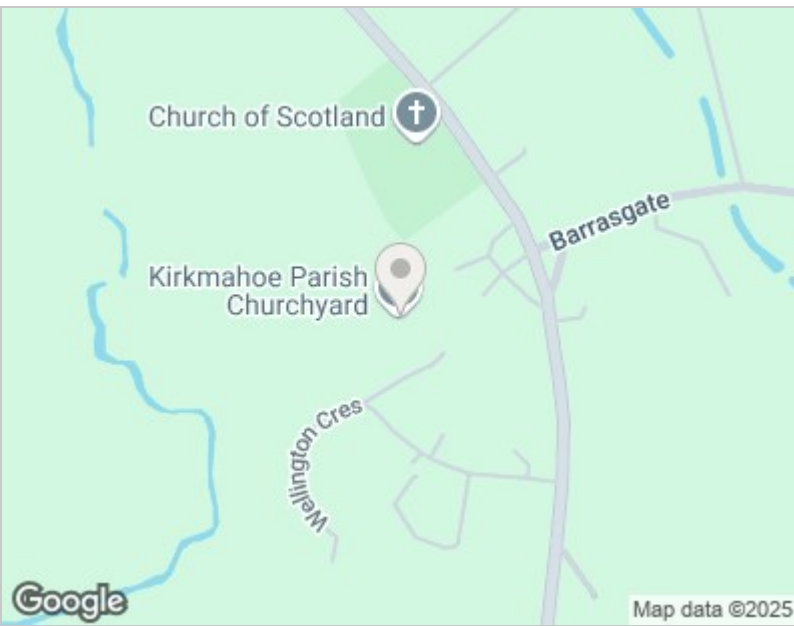
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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