



Rhiannon, Clarencefield, Dumfries

DG1 4NF

Offers Over £360,000



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DESCRIPTION

We are delighted to offer to the market 'Rhiannon', a 4 Double Bedroom Detached House situated in the heart of the desirable village of Clarencefield. Rhiannon is boasting a walk-in condition with flexible and versatile accommodation that is providing a wealth of opportunity for a new owner to move in and truly make this house their own. A viewing is imperative to appreciate the property, further development protentional and the location. Please contact Hunters today!

The spacious accommodation is briefly comprising of entrance vestibule, hallway, cloakroom/WC, living room, dining room, kitchen, family room/ bedroom 4 and utility room to the ground floor. To the first floor is a master bedroom suite with newly installed en-suite shower room and dressing room. Newly installed bathroom suite and 2 further double bedrooms. Benefiting from oil central heating, double glazing, generous onsite parking leading to an Integral double garage and well established garden to the front, side and rear. Energy Rating - D and Council Tax Band - F.

Clarencefield is a peaceful village conveniently positioned between both Dumfries and Annan. The locality is steeped in history and natural beauty. Clarencefield has a reputable public house, with shops, supermarkets and bars being a short drive to either Annan or Dumfries. For commuting the A75 is within 5 minutes' drive and Dumfries and Lockerbie Train Stations within 30 minutes. Heading West on the A75 opens you up to Southwest Scotland, which provides many beautiful attractions, stunning scenery, wildlife and picturesque coastline.



ROOMS

Ground Floor

Entrance Vestibule

Entrance Hallway

Incorporating two built in storage cupboards with lighting, radiator and picture window overlooking the rear garden.

Cloakroom/WC

Incorporating pedestal wash hand basin, WC, window and radiator.

Bedroom 4/Family Room

Versatile front facing ground floor bedroom currently used as a family room with window to the front elevation and radiator.

Dining Room

Front facing reception room with window and radiator. Glazed internal doors leading into Kitchen:

Kitchen

Incorporating fitted base and wall units with complimentary worksurface over, space for a free standing cooker, plumbing for a washing machine, sink unit and window.

Utility Room

Incorporating fitted base unit with complimentary worksurface over, plumbing for a washing machine, venting for a tumble dryer, window and door leading into the rear garden.

Living Room

Dual aspect reception room incorporating radiator, window to the rear elevation and double glazed patio doors leading into the rear garden.

First Floor

Landing

Incorporating window to the side elevation, double glazed roof window to the rear elevation, radiator, walk in storage cupboard providing access to the loft area, built in double storage cupboard and walk in storage cupboard housing the water tank.

Master Bedroom Suite

Bedroom Area

With two double glazed roof windows to the rear elevation and radiator.

Ensuite Shower Room

Newly installed, stylish and contemporary in design comprising of walk-in mains shower cubicle with hand held hose and waterfall head. Vanity sink unit, WC, double glazed roof window and heated towel rail.

Dressing Room

Newly installed dressing room, providing a wealth of versatility for design and use.

Bedroom 2

Side facing bedroom with two double glazed roof windows, radiator and two walk in wardrobes with lighting.

Bedroom 3

Front facing bedroom with two double glazed roof windows, radiator and built in wardrobe with internal radiator.

Family Bathroom

Newly installed and contemporary in design. Briefly comprising of walk in shower area with mains hand held hose and waterfall head, vanity sink unit with multi tonal vanity mirror above, double ended bath, WC and double glazed roof window.

Double Garage

Approached through electric up and over door, with pedestrian side access door from the utility room. Incorporating central heating boiler, lighting and power points. The garage is providing further development potential /change of usage subject to planning permission.

Externally

Rhiannon is benefiting from an ample onsite driveway leading to the integral double garage, a laid lawn area that continues to the side elevation with gated pedestrian access. The well established rear garden is laid to lawn with paved patio sitting area. Oil tank is situated to the side elevation.





Ground Floor



Floor 1

Approximate total area^{††}

2471.42 ft²

229.6 m²

Reduced headroom

95.82 ft²

8.9 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | |
|--|--------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | 67 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | EU Directive | |

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.

Bridgend, High Street, Annan | 01387 245 898 | centralhub@hunters.com





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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.