

# Langlands, Carrutherstown, Dumfries, DG1 4JX

Offers Over £240,000

C&D Rural

# Langlands, Carrutherstown, Dumfries, DG1 4JX

- Rural setting
- Generous kitchen/diner and living room
- Three well proportioned bedrooms
- Excellent storage
- Oil fired central heating
- Double glazing throughout
- Potential to extend, subject to necessary planning consents
- Convenient access to major road links
- No onward chain

Three bedroom detached bungalow which sits in generous grounds just outside the village of Carrutherstown, with private parking, a detached garage and beautiful uninterrupted views towards Criffel and the Solway Firth.

**Council Tax band:** E

**Tenure:** The Scottish Heritable Title

**EPC Energy Efficiency Rating:** E

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Langlands is a spacious three bedroom detached bungalow occupying a private and peaceful position just outside the village of Carrutherstown. Set within generous garden grounds and enjoying far reaching views towards Criffel and the Solway Firth, the property presents an excellent opportunity for purchasers seeking a home they can modernise and tailor to their own requirements. Benefiting from oil fired central heating, double glazing throughout, excellent storage, private parking and a detached single garage, Langlands offers comfortable accommodation with significant scope for enhancement. The sizeable plot also presents potential for extension, subject to the necessary planning consents, while its convenient location provides excellent access to the A75 and surrounding transport links.

**The Accommodation**

Entering through the front door, you are welcomed into a vestibule which leads to the central hallway, benefiting from a range of fitted storage cupboards. The spacious living room enjoys far reaching south facing views and features dual aspect windows which flood the room with natural light, creating a bright and welcoming atmosphere. An open fire with mantel surround provides an attractive focal point. From here, access is gained to the kitchen.

Positioned to the rear of the property, the kitchen/diner comprises a range of wooden wall and base units, an integrated oven, induction hob with extractor hood, stainless steel sink and a breakfast bar. There is ample space for additional white goods, while a rear door provides direct access to the garden.



The hallway also benefits from an airing cupboard housing the hot water tank, together with loft access via a hatch.

The bathroom is bright and well proportioned, comprising a vanity unit with wash hand basin and WC, electric shower with glazed screen and a heated towel rail.

There are three generously sized double bedrooms, all of which benefit from fitted wardrobes and pleasant outlooks across the surrounding countryside. Decorated in neutral tones, the accommodation offers purchasers the opportunity to update and personalise the property to their own style and requirements.

Externally the property is approached via a private driveway providing ample off street parking for several vehicles. A detached single garage offers useful storage, although it may benefit from repair or replacement. The generous wraparound garden is predominantly laid to lawn and provides excellent outdoor space for gardening, family life and entertaining, while making the most of the property's attractive countryside setting.



**Location Summery**

Langlands enjoys a peaceful rural setting just outside the village of Carrutherstown, offering the perfect balance of countryside living and excellent connectivity. Situated close to the A75, the property provides easy access to the M74 and M6 motorway networks via Lockerbie, Gretna and Moffat, making it an excellent choice for commuters. Hetland Hall Hotel and Garden Centre is located within walking distance, providing a popular local destination for dining, leisure and everyday convenience.

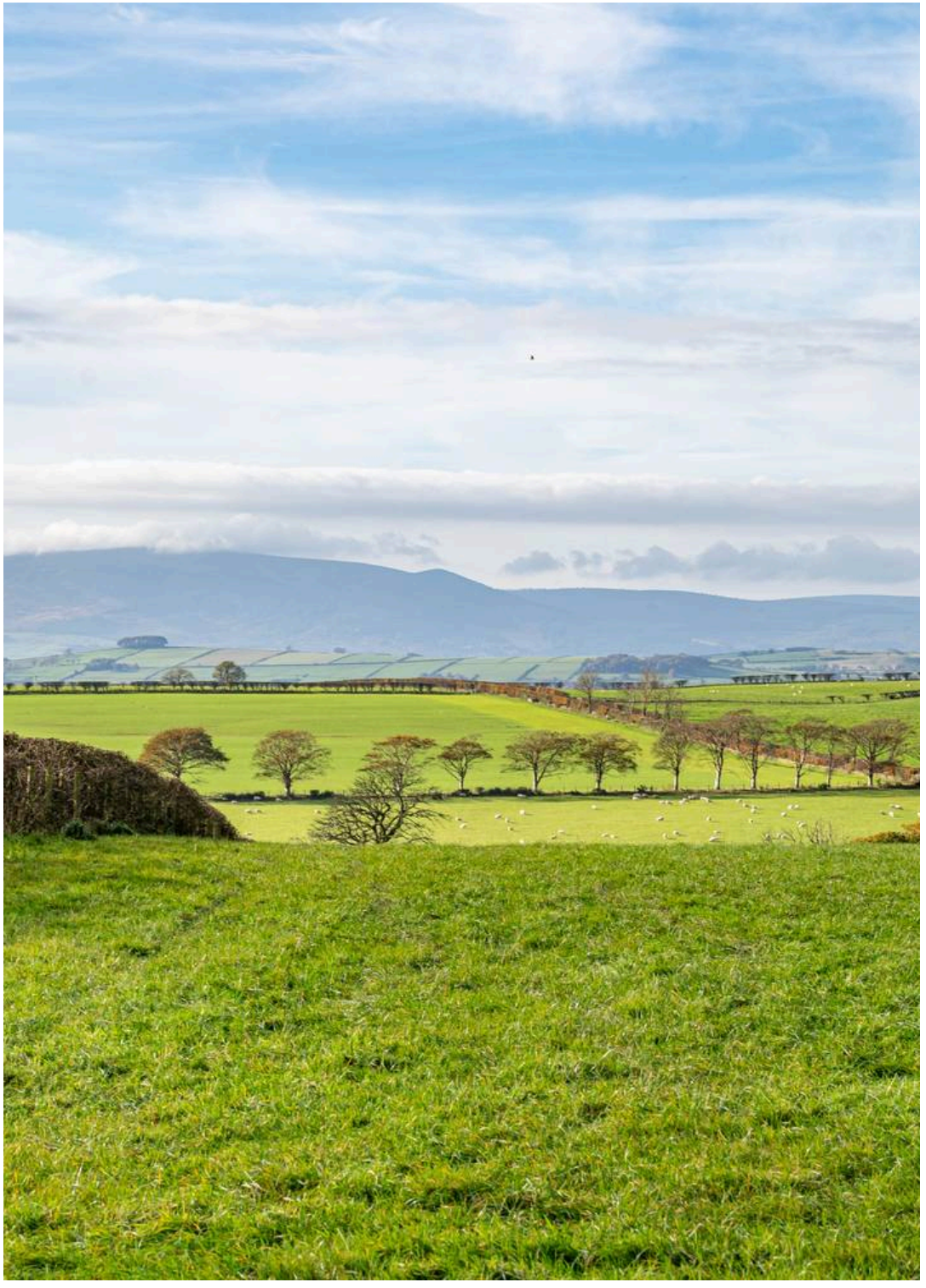
Dumfries is approximately 8 miles away, with Annan around 8 miles and Lockerbie approximately 7 miles from the property. Dumfries offers a wide range of amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities, three golf courses, DG One Leisure Centre with swimming pool and fitness facilities, and the Dumfries Ice Bowl. The town is also home to the University of the West of Scotland and Dumfries and Galloway College.

The area is particularly well connected by rail, with Lockerbie Railway Station on the West Coast Main Line, providing direct services to Glasgow, Edinburgh, Carlisle, Manchester and London. Journey times are approximately 1 hour 15 minutes to Glasgow, 1 hour 30 minutes to Edinburgh and around 3 hours 45 minutes to London Euston. Dumfries Railway Station also offers regular services to Carlisle and onward national connections.

Primary schooling is available at Carrutherstown Primary School and Cummertrees Primary School, while secondary education is available at Dumfries High School, Lockerbie Academy and Annan Academy, subject to catchment arrangements.

The surrounding area is renowned for its scenic countryside and wealth of outdoor pursuits, including fishing, sailing, cycling, horse riding and walking. Golf enthusiasts are particularly well catered for with excellent courses at Lockerbie, Powfoot, Lochmaben, Dumfries and Southerness, while Lockerbie Ice Rink is one of Scotland's leading curling venues.

**What3Words -** ///civilement.maladroite.monitoire





















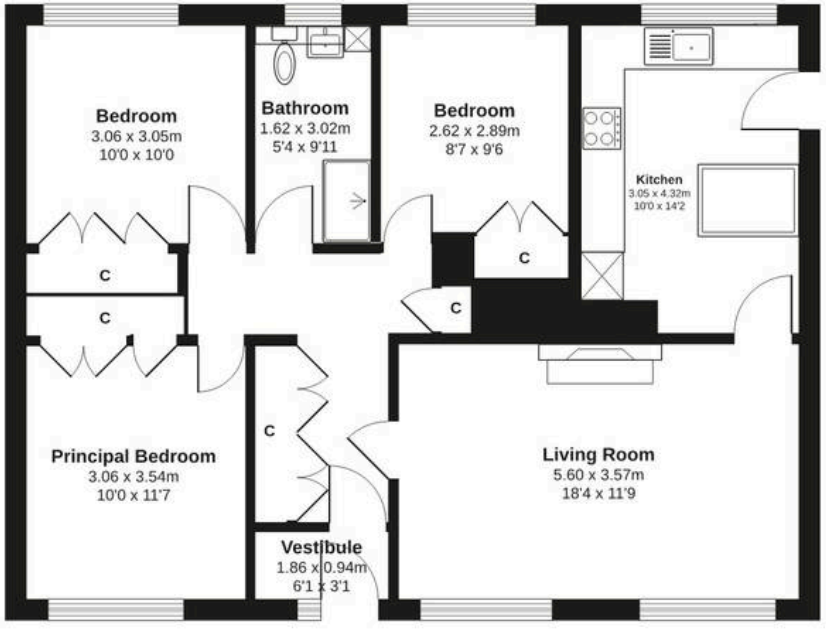


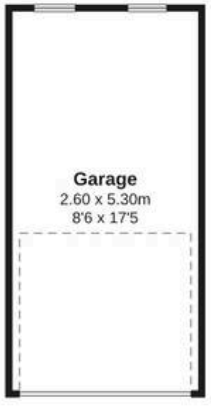




# Langlands

**Approximate Gross Internal Area**
**87 sq m / 934 sq ft**
Excluded: Garage 14 sq m / 148 sq ft




## GROUND FLOOR
87 sq m / 934 sq ft

For illustrative purposes only. Not to scale. All measurements, areas and the positions of doors, windows and fittings are approximate and should not be relied upon.

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**General Remarks & Stipulations**

**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.

**Services:** The property is served by a private septic tank along with mains water and electric.

**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**: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**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 and Instagram on @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: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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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.