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## Castlehillgate

Lochmaben, Lockerbie, DG11 1NT

Offers Over £350,000



Council Tax: F



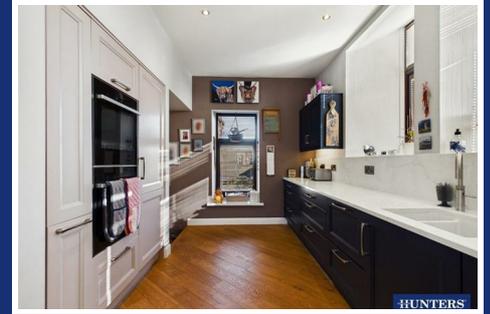
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# Old School House Castlehillgate

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## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the driveway, internal door to the living, dining & kitchen, steps with internal door to bedroom four/reception two, and tiled flooring.

### LIVING, DINING & KITCHEN

Living & Dining Area:

Open-plan and dual-level living and dining area, with glass balustrades defining each area. Within the living area is a Clearview 8kW wood-burning stove, with steps ascending to both the kitchen and dining areas. Within the dining area is an internal door to the utility room, five double glazed windows, two radiators, and a feature open-staircase to the first floor landing. A crawl-space storage area can be utilised underneath the dining area, access point within the living area. We have also been advised that underneath the living area carpet is the original old school flooring.

Kitchen Area:

A bespoke fitted kitchen comprising an extensive range of two-tone base, wall, drawer and larder units with matching Quartz worksurfaces and splashbacks above, complemented by a separate Quartz breakfast bar with base units below. Two integrated Neff Slide & Hide electric ovens, NEFF 5 zone twist pad induction hob, NEFF extractor unit, integrated NEFF microwave, integrated NEFF tall fridge, integrated Fisher & Paykel double dishwasher, inset two-bowl sink with Quooker boiling water tap and worksurface draining grooves, recessed spotlights, under-counter lighting, radiator, and five double glazed windows.

## UTILITY ROOM

Internal door with steps down from the living, dining & kitchen, space with plumbing for a washing machine, wall-mounted inverter for the solar-panel system, consumer units, isolator switch for the EV charger, radiator, loft-access point, tiled flooring, double glazed window, and an external door to the garden.

## BEDROOM FOUR / RECEPTION TWO

Four double glazed windows, two radiators, and exposed beams to the ceiling.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor, internal doors to three bedrooms and family bathroom, built-in airing cupboard, two eaves-storage/access points, and a double glazed Velux window.

## MASTER BEDROOM & EN-SUITE

Master Bedroom:

Two double glazed Velux windows, feature port-hole window, radiator, built-in wardrobe/cupboard, loft-access point, and an internal door to the en-suite.

Master En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and bath with mains shower over. Part-tiled walls, tiled flooring, radiator, recessed spotlights, and an extractor fan.

## BEDROOM TWO

Two double glazed Velux windows, radiator, fitted wardrobe with triple sliding doors, and a loft-access point.

Tel: 01387 245898

### BEDROOM THREE

Double glazed Velux window, radiator, and two built-in wardrobes/cupboards with double doors.

### FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, freestanding bathtub with freestanding taps and hand shower attachment, and a quadrant shower enclosure with mains shower unit. Part-boarded walls, extractor fan, radiator, and a double glazed Velux window.

### EXTERNAL:

**Driveway & Parking:**

To the side of the property, accessible from Castlegatehill through double timber gates, is a generous driveway which allows off-road parking for three/four vehicles. Additionally, within the driveway area is a timber log-store/shelter, a raised timber deck, EV charging point, external electricity socket, and an external cold water tap.

**Rear Garden:**

To the rear of the property is a generous and neatly maintained lawn with mature borders including shrubs and trees. Additionally, two timber garden sheds are situated in the rear garden, along with

oil-tank. The oil-tank benefits Bluetooth connectivity to be read via a smartphone App.

### WHAT3WORDS:

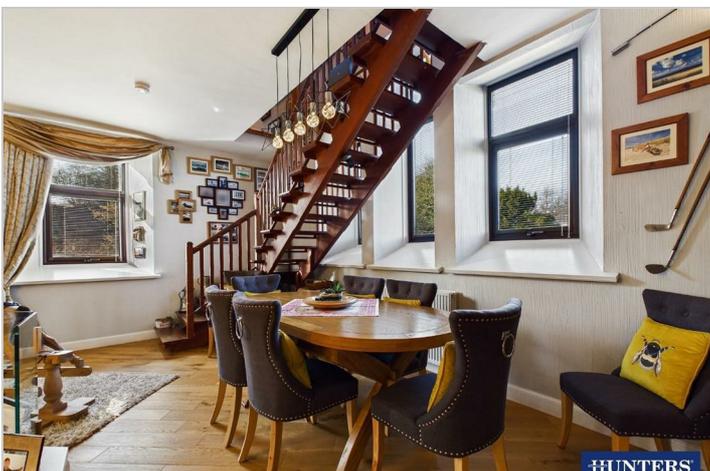
For the location of this property, please visit the **What 3 Words App** and enter - [segregate.household.discount](https://www.what3words.com/segregate.household.discount)

### AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.



## Road Map



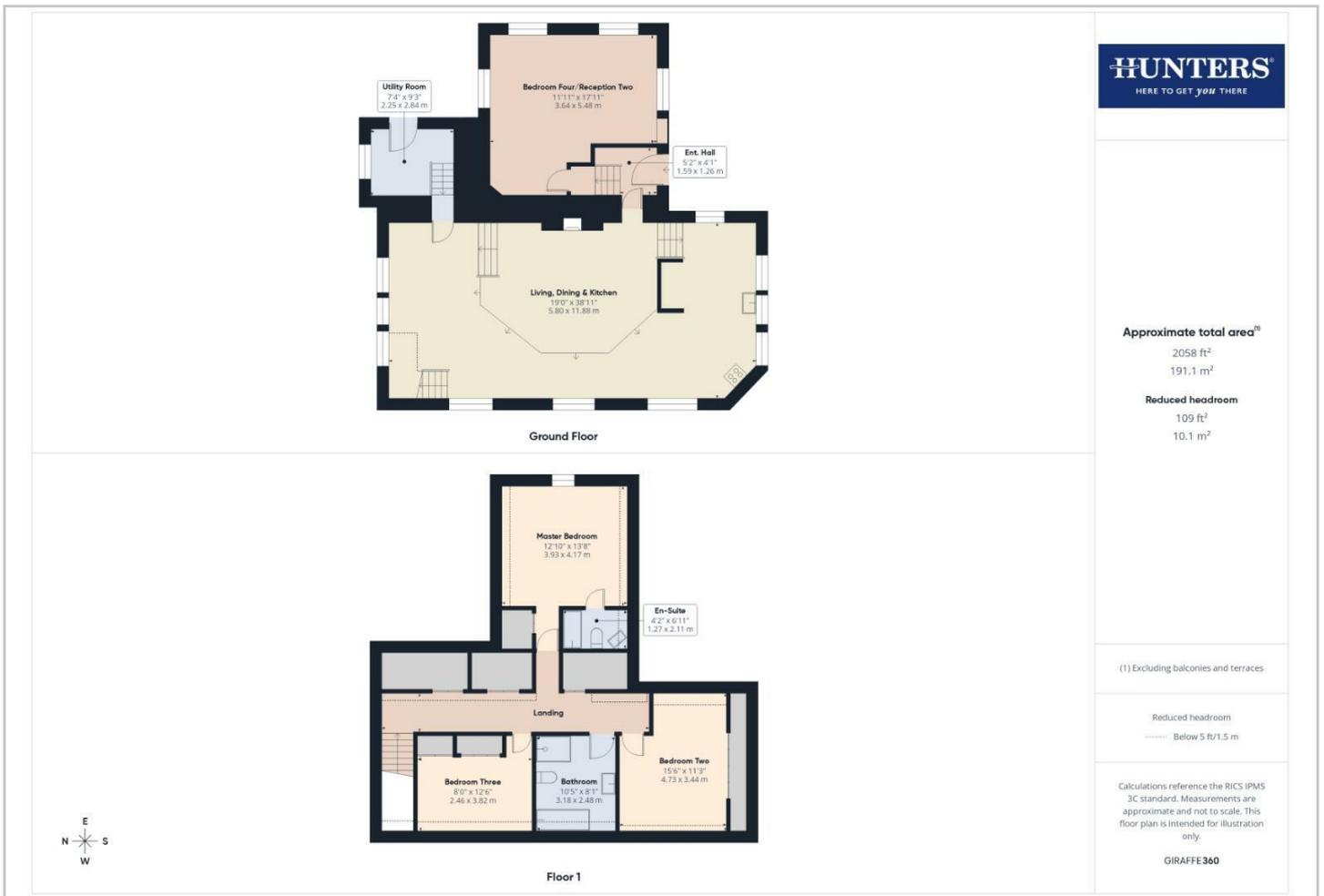
## Hybrid Map



## Terrain Map



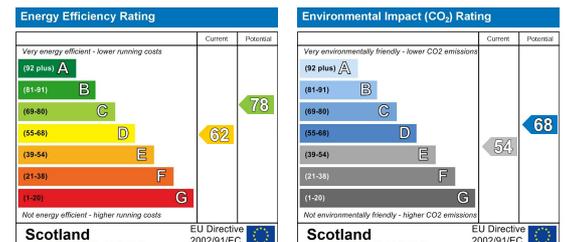
## Floor Plan



## Viewing

Please contact our Hunters Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.