



17 Redhall Road, Templand, Lockerbie, DG11 1TF

Offers Over £120,000

C&D Rural

17 Redhall Road, Templand, Lockerbie, DG11 1TF

- Two spacious double bedrooms
- Generous living room with woodburning stove
- Modern bathroom
- Air source heating and solar photovoltaic panels
- Extensive driveway
- Large rear garden with pleasant views of countryside
- Rear conservatory
- Quiet village setting

Two bedroom detached bungalow situated in a pleasant village with extensive driveway and gardens.

Council Tax Band: B

Tenure: The Heritable Title

EPC Rating: D

EPC Environmental Impact Rating: D



Spacious two bedroom detached bungalow situated in the pleasant village of Templand. The bungalow benefits from a recently installed air source central heating system, solar panels with feed-in-tariff and large rear garden. The property would suit buyers looking to retire, downsize or step onto the property ladder. The property is of a non traditional build however it has been improved with a brick outer layer previously and the current owner has a residential mortgage against the property. Interested applicants should make their own enquiries.

The Accommodation

The front door opens to a spacious hallway with doors leading to the rest of the property. The heart of the home is a generous living room, where a woodburning stove creates a cosy atmosphere and heats the rest of the house. The property also benefits from a air source central heating system with hot water pressure tank located in the cupboard in the hallway. The bedrooms are both good sized doubles offering plenty of room for wardrobes, dressers, and additional furnishings, making them ideal for children or a home office if desired.

The fully tiled, modern bathroom features contemporary fittings and a sleek finish, with fitted bath with step, overhead shower, hand wash bowl sink and WC.



The kitchen is designed for optimum use featuring ample storage and worktop space to suit keen cooks and every-day meal preparation. There is plumbing under the sink for the re-installation of a dishwasher and for cooking there is an electric oven and hob. A rear conservatory sits off the kitchen providing additional storage and space for storing shoes and jackets.

Externally the property benefits from an extensive driveway offering ample parking for multiple vehicles. There is a lawn at the front of the property with path to the side leading to the back garden. The back garden is primarily laid with paving slabs and a second section of lawn with access gate into the field. A timber kennel and shed completes the outdoor space.

The property benefits from an efficient air source heating system and solar photovoltaic panels (helping to reduce energy costs and promote sustainability). The property is situated in a friendly and pleasant community, with access to a variety of rural walks and short drive to Lochmaben and Lockerbie. Early viewing is highly recommended to appreciate all that this unique bungalow has to offer.

Location Summary

Templand is a small rural village in Dumfries and Galloway, situated just over 2 miles from Lochmaben and approximately 4 miles from Lockerbie, offering a peaceful countryside setting while remaining conveniently connected. Primary schooling is available in Lochmaben, with secondary education provided at Lockerbie Academy. Everyday amenities including local shops, cafés and services can be found in Lochmaben, while Lockerbie provides a wider range of supermarkets and facilities. The village is well placed for transport links, with easy access to the B7020 and onward connections to the M74 motorway for travel north and south, and mainline rail services available from Lockerbie railway station on the West Coast Main Line.

What 3 Words

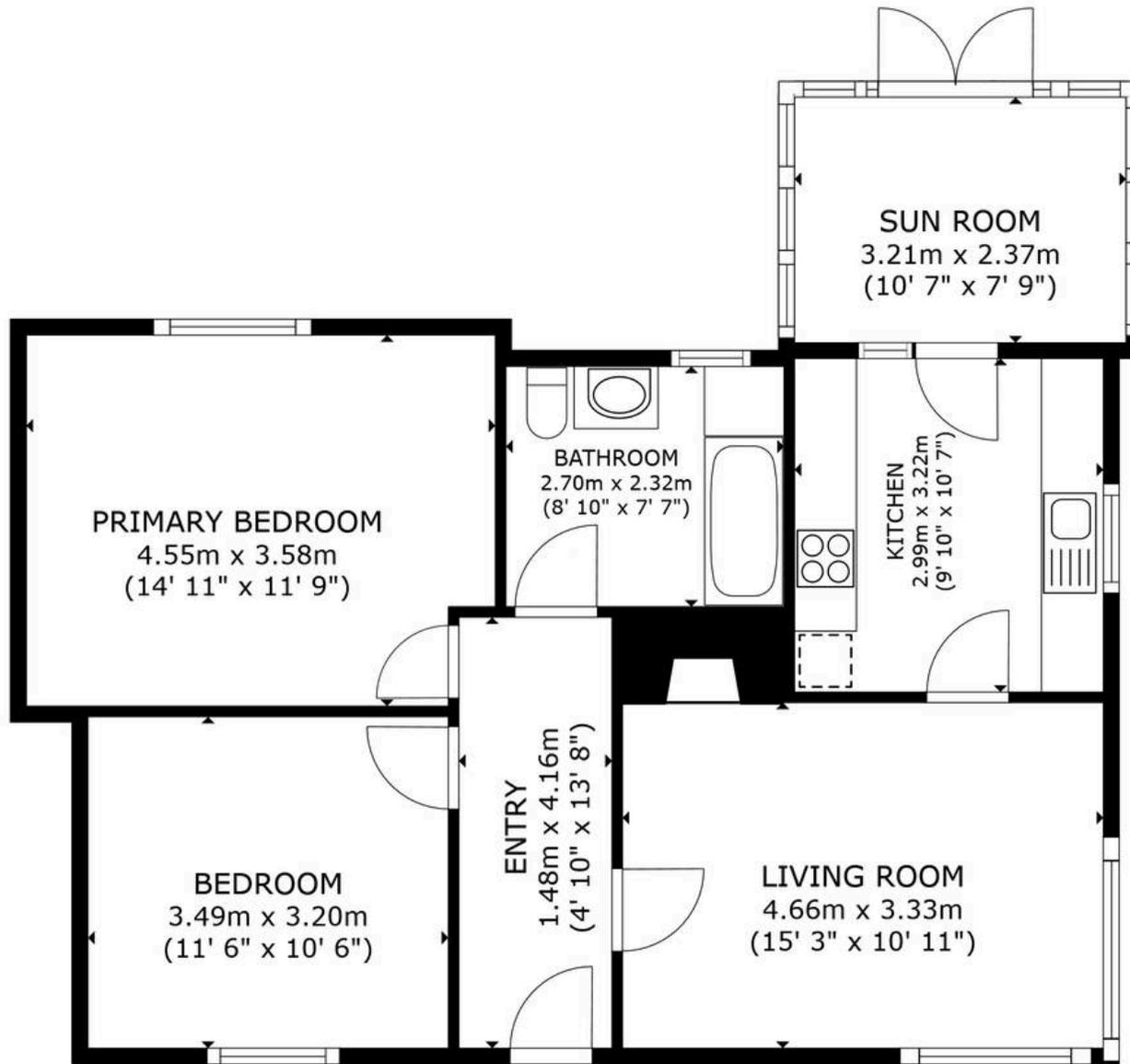
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FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 76.3 m² (822 sq.ft.)
 TOTAL : 76.3 m² (822 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

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.

EPC Rating:

Broadband: Fibre broadband is available and there is good mobile coverage.

Services: 17 Redhall Road is serviced by mains water supply, mains electricity, mains drainage and air source heat pump central heating.

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: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band B.

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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/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.