



## Kedar Bank

Mouswald, Dumfries, DG1 4LU

Offers Over £180,000



- Semi-Detached Home in the Desirable Village of Mouswald
- Bright Living Room with Cosy Multi-Fuel Stove
- Three Double Bedrooms, One on the Ground-Floor
- Private Rear Garden perfect for Outdoor Entertaining or Play
- Semi-Rural Location within a Short Drive of Dumfries
- Generous Elevated Plot with Beautiful Field Views to the Rear
- Large Kitchen with Direct Garden Access
- Modern Family Bathroom
- On-Site Parking to the Front
- EPC - D

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Situated in the desirable village of Mouswald, this three-bedroom semi-detached home sits on a generous elevated plot and boasts breathtaking open-field views to the rear and an open outlook to the front. Internally, the property offers spacious and versatile accommodation, including a bright living room with a cosy multi-fuel stove, a large kitchen, three double bedrooms, and a modern family bathroom. One of the bedrooms is conveniently located on the ground floor, ideal for guests or flexible living arrangements. The private rear garden provides a perfect space for outdoor entertaining, play, or relaxation, all while enjoying the scenic backdrop. To the front, there is on-site parking and a generous garden, adding to the property's practicality. Perfectly positioned in a semi-rural location yet just a short drive from Dumfries, this home offers a wonderful lifestyle opportunity for families, professionals, or anyone seeking a peaceful setting with excellent views. Don't miss out, contact Hunters today to arrange your viewing!

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises an entrance hall, living/dining room, kitchen and bedroom three to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally there is parking to the front, along with front, side and rear gardens. EPC - D and Council Tax Band - B.

Nestled just a short drive from Dumfries, the charming village of Mouswald offers the perfect blend of peaceful rural living and modern convenience. Surrounded by rolling countryside and steeped in history, Mouswald enjoys excellent transport connections via the nearby A75, with easy access to Dumfries, Lockerbie, and further afield to Glasgow, Edinburgh, and Carlisle. Dumfries provides an excellent range of amenities including shops, schools, restaurants, and leisure facilities, while nearby attractions include the romantic ruins of Caerlaverock Castle, scenic walks along the Solway Firth, and the renowned Westlands Country Park with its outdoor pursuits. Whether you're drawn by its natural beauty, rich heritage, or the welcoming community spirit, Mouswald is a hidden gem that offers a truly enviable lifestyle.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal doors to the living room and bedroom three, tiled flooring and stairs to the first floor landing.

### LIVING/DINING ROOM

Multi-fuel stove set within the chimney breast, two double glazed windows to the front aspect, radiator and an internal door to the kitchen.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Electric cooker, extractor unit, space and plumbing for a washing machine, space for a tumble drier, space for an American-style fridge freezer, one and a half bowl stainless steel sink with mixer tap, freestanding oil-fired boiler, radiator, external door to the rear garden and a double glazed window to the rear aspect.

### BEDROOM THREE

Double glazed window to the front aspect, radiator and a built-in cupboard.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to two bedrooms and bathroom, built-in cupboard, loft-access point, radiator and a double glazed window to the rear aspect.

### BEDROOM ONE

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator and a small over-stairs store.

### BEDROOM TWO

Double glazed window to the front aspect, radiator and a built-in cupboard.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with electric shower over. Part-boarded walls, chrome towel radiator,

recessed spotlights, extractor fan and an obscured double glazed window.

## EXTERNAL:

Front Garden & Parking;

To the front of the property is a lawned garden with borders, tarmac pathways, access gate to the rear garden and a concrete parking area allowing on-site parking for one/two vehicles.

Rear & Side Garden:

To the rear and side of the property is an enclosed garden, including a lawn, paved seating area, timber garden shed, external cold water tap and oil tank.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - earth.tomb.blackbird

## AML DISCLOSURE:

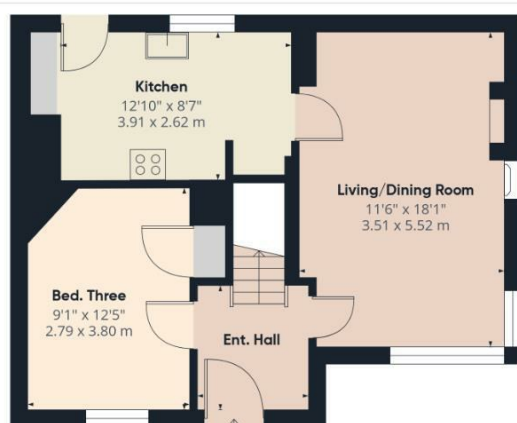
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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



## Floorplan



### Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**  
914 ft<sup>2</sup>  
84.8 m<sup>2</sup>

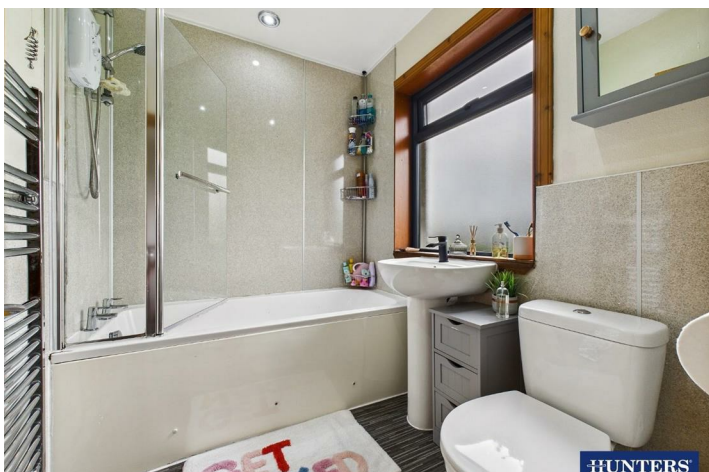
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



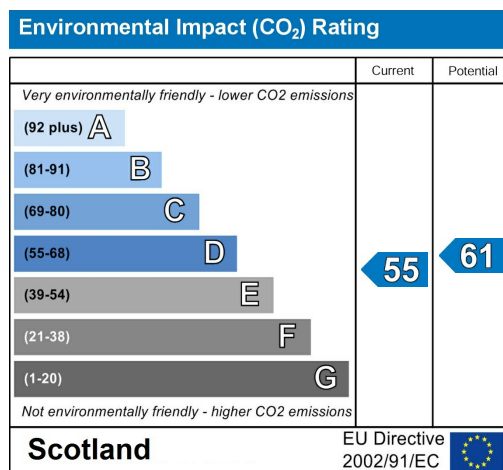
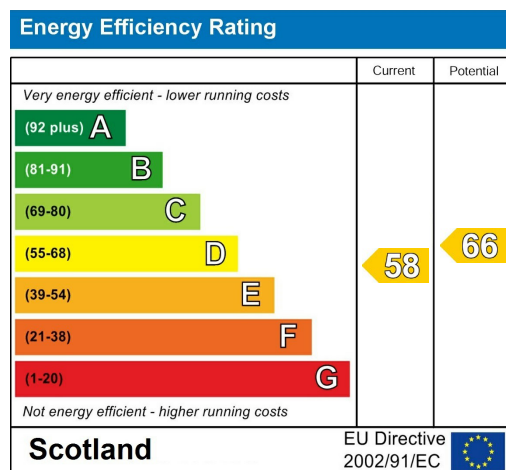








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



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Tel: 01387 245898



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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