



Castlebank Lockerbie Road, Lochmaben - DG11 1NJ

Offers Over £350,000

C&D Rural

Castlebank Lockerbie Road, Lochmaben, DG11 1NJ

Lochmaben, Lockerbie

- Victorian four bedroom detached house
- Two front reception rooms with, bay frontage windows and views over Castle Loch
- Four double bedrooms with large family bathroom
- Utility and modern shower room on the ground floor
- Well proportioned with traditional features throughout
- Extensive plot with gardens to the front and rear
- Detached sandstone outbuilding
- Situated in the desirable town of Lochmaben

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

C&D Rural



Castlebank is a magnificent, double fronted Victorian property set on an elevated position over-looking Castle Loch. The property offers spacious and versatile accommodation across two floors, with the benefit of original features throughout. Set in approximately 0.38 acres of mature gardens, this property is perfect for larger families.

The Accommodation

The front door welcomes a grand, entrance vestibule with original tiling and wooden door, through to the entrance hallway. There are two similar sized reception rooms on the front of the house with large, bay fronted, wood sash windows, taking full advantage of the fantastic scenery of Castle Loch. Both reception rooms feature gas fires set within fireplaces. Towards the rear of the property there is a third reception room/study also featuring a gas fire which could serve as an additional ground floor bedroom. The kitchen is fitted with a range of solid wooden cabinets with wooden worktops, complete with an integrated electric oven and grill. There is space for a breakfast table and a wall-mounted electric fire. At the rear of the house there is an utility room complete with complimentary fitted floor and wall units, with stainless steel bowl and plumbing for white good appliances. The boiler is located in the corner of the utility room. Adjacent is a WC with vanity hand wash basin and fitted wardrobes for additional storage.



A Victorian staircase leads to the first floor where there are four well-proportioned bedrooms. The spacious family bathroom comprises a four piece suite including a large shower cubicle with mains fed shower and curved glass screen, bath, WC and pedestal hand wash basin. The bathroom is carpeted with partial walled tiles.

Note: There was some dry rot present within the house and these areas have been stripped and treated with guarantees. The areas have been left ready for plastering.



Outside

The property is accessed from the main road via a tarmac driveway with parking available at the front and side. There is a well-presented front lawn which extends to the side and rear of the property. Set within 0.38 acres, Castlebank is a gardeners haven benefiting from an even larger raised lawn at the back, greenhouse. There is sandstone outhouse which has had some refurbishment to transform it into a studio/man cave. Subject to planning, this would be a great opportunity to convert it into a separate dwelling for use as a granny flat or annexe.

Location Summary

Castlebank is located in Lochmaben, approximately eight miles from Dumfries and five miles from Lockerbie. There are a range of shops and amenities in Lochmaben including a primary school, medical practice, dentist, sailing club, public houses and an 18 hole golf course. A wider range of shops and services are available in nearby Lockerbie and Dumfries. Communications to the area are excellent with train stations at Dumfries, Carlisle and Lockerbie, the latter having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr). The M74 motorway network is available at Lockerbie, and Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes.

What 3 Words

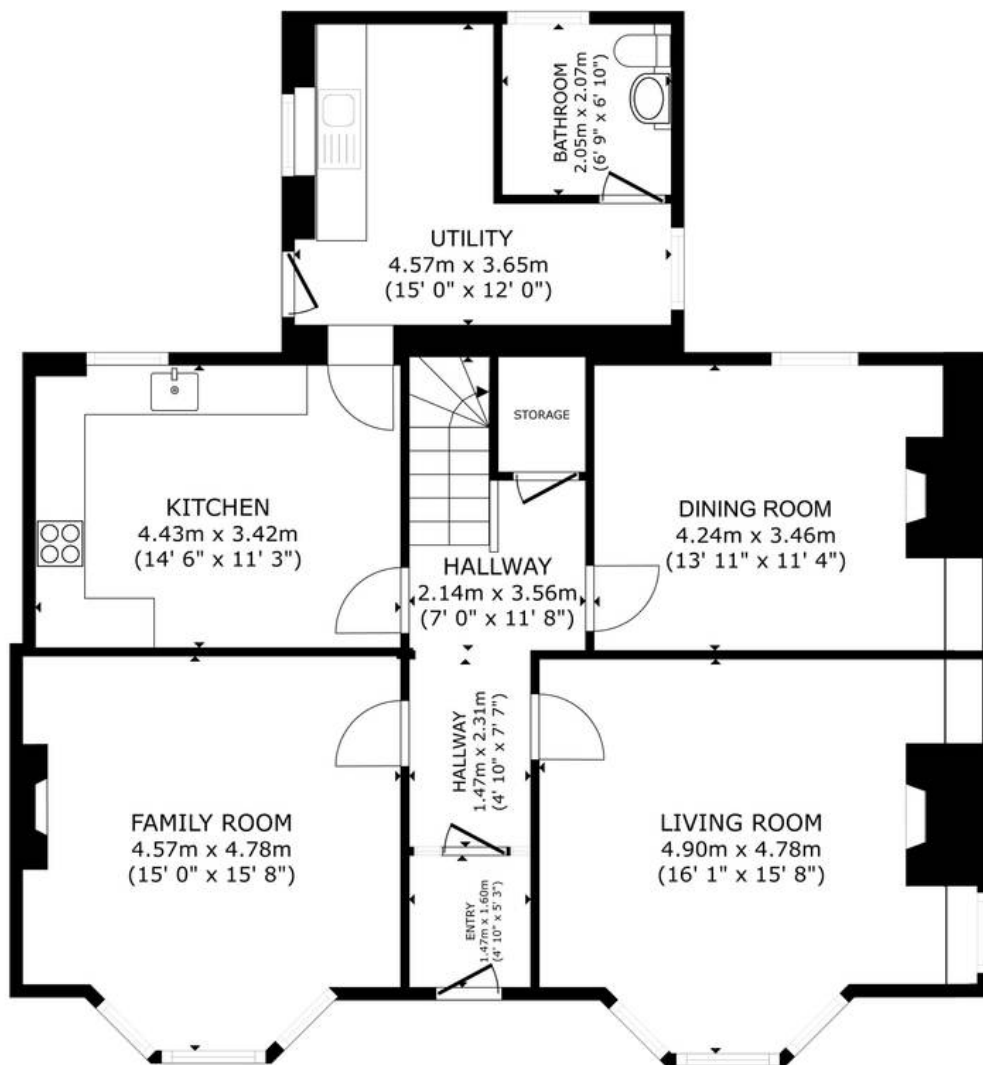
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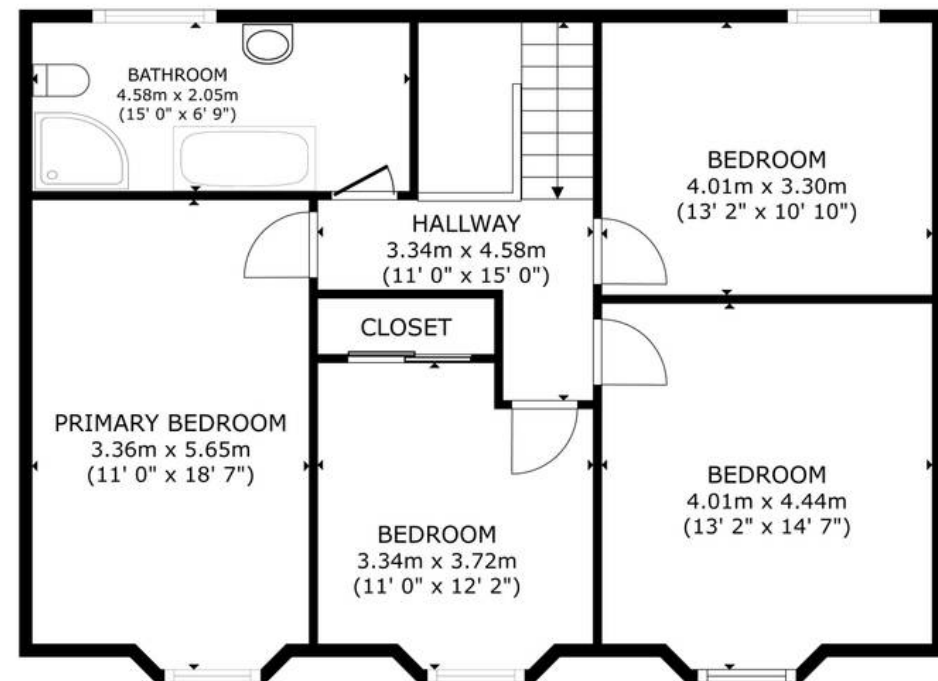








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 104.8 m² (1,128 sq.ft.) FLOOR 2 83.6 m² (900 sq.ft.)
 TOTAL : 188.4 m² (2,028 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

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.

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.