



**ADDRESS:-**

**LOCHNAGAR, BURNSWARK VIEW,  
EAGLESFIELD, DG11 3PL.**

**SUMMARY:-**

Superior four bedroom house in lovely area with community amenities, including local shop, Primary school and excellent commuter access to M74 north and south. The property has been designed, built and maintained to a very high specification and offers excellent deceptively spacious accommodation and lovely open countryside views to rear.

**ACCOMMODATION:-**

Comprises Lounge, Dining Room, Conservatory, Kitchen/Diner, Downstairs Bathroom, Utility Room, Study, Four Bedrooms Two with en-suite, Bathroom, Double Garage and Gardens to front and rear.

**VIEWING:-**

By arrangement with Selling Agents.

**PRICE:-**

**OFFERS OVER £300,000.**

### **Lochnagar, Eaglesfield**

UPVC double-glazed front door leading into large, open **Hallway** with dark wood flooring, Large double door storage cupboard. Two central heating radiators with thermostatic valves. Four double electric sockets. Censored security alarm system. Smoke alarm. Thermostat for heating system, which is on two controls. Upstairs and downstairs independent controls.

*Door to garage with lock. Door to Utility Room, Downstairs Bathroom and UPVC double-glazed patterned glass panelled door to rear garden all to the right hand side of the property.*

### **GARAGE**

Large double garage with two single electric doors. Power and light and also houses the oil boiler.

### **UTILITY ROOM**

13'7" x 6'6"  
(4.17m x 2.01m)

Wood fronted wall and floor units with ample marble effect work surface area. Belfast sink. UPVC double-glazed window with display sill, views and vertical blinds. Central heating radiator with thermostatic valve. Plumbed for automatic washing machine and vented for tumble dryer. Two double electric sockets and hidden sockets for appliances. Tiled effect laminate flooring. Door to **Study**.

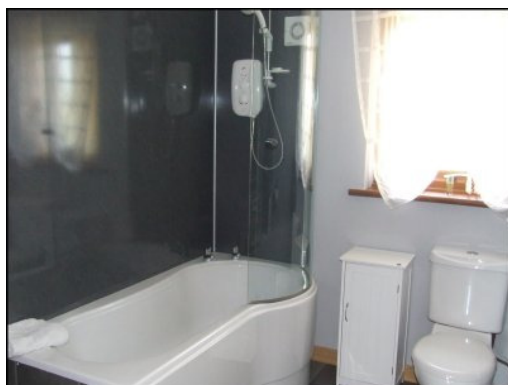
### **STUDY**

13'7" x 6'10"  
(4.17m x 2.12m)

UPVC double-glazed window with display sills, outlook and vertical blinds. Central heating radiator with thermostatic valve. Modern ceiling light fitting. Four double electric sockets. Wood Flooring.

### **DOWNSTAIRS BATHROOM**

8'5" x 6'9"  
(2.59m x 2.10m)



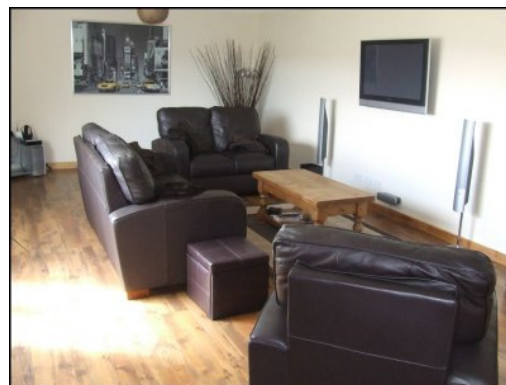
White bathroom suite comprising WC, wash hand basin with splash back and curved bath with over bath Mira electric shower, laminate splashbacks and curved glass screen. UPVC double-glazed window

with display sill and vertical blind. Wall mounted radiator/towel rail. Tiled flooring. Xpelair.

*From the hallway French glass panelled doors lead into Lounge and doors with glass panels lead into Dining Room and Kitchen/Diner.*

### **LOUNGE**

27'3" x 14'7"  
(8.32m x 4.48m)



UPVC double-glazed picture window to front with display sill and vertical blinds. Further hardwood double-glazed window to side allowing extra natural light. Two telephone sockets, TV aerial socket and nine double electric sockets. Two central heating radiators with thermostatic valves. Wall lighting. Wood flooring.

### **DINING ROOM**

10'10" x 13'4"  
(3.30m x 4.08m)



UPVC double-glazed window with display sill and vertical blinds. Central heating radiator with thermostatic valve. Four double electric sockets. Wood flooring.

#### **KITCHEN/DINER**

27'3" x 15'10"  
(8.32m x 4.83m)



*Two spacious areas developed as one with tiled effect flooring and matching units throughout.*

#### **KITCHEN AREA**



Selection of dark Wenge wood fronted wall and floor units for maximum storage. Glass display units and built in wine racks. Laminate worksurfaces and matching splashback between wall and floor units. Granite one and a half bowl sink. Built in double oven, five burner gas hob and stainless steel chimney extractor. Integrated Fridge Freezer and additional freezer. Integrated Dishwasher and breakfast bar. UPVC double-glazed window with display sill and vertical blinds. Two feature windows looking into conservatory. Striplight. Four double electric sockets and hidden sockets for appliances. Flyover spotlighting.

#### **DINER AREA**



Dark wood fronted wall and floor units and frosted glass fronted storage units. Central heating radiator with thermostatic valve. Two double electric sockets. TV/Telephone socket. French glass panelled door leading into **Conservatory**.

#### **CONSERVATORY**

14'5" x 21'5"  
(4.14m x 6.55m)



Four UPVC double-glazed windows with display sills and vertical blinds. Hardwood French doors to Back Garden. Three radiators with thermostatic valves. Three double electric sockets and TV aerial. Hatch to roof space.

*Lovely wooden staircase from Hallway leads to first floor accommodation.*

#### **UPSTAIRS**

##### **LANDING**

Central heating radiator with thermostatic valve. One double electric socket. Inset ceiling spotlighting. Wood flooring. Large walk in storage cupboard and shelved airing cupboard. Doors to **Four Bedrooms and Main Bathroom**.

##### **BEDROOM ONE WITH EN-SUITE**

### **BEDROOM**

18'6" x 12'5"  
(5.66m x 3.81m)

Small UPVC double-glazed window with display sill and black out vertical blinds. Skylight window with roller blind. Inset ceiling spotlighting. Central heating radiator with thermostatic valve. Four double electric sockets. Two TV sockets. Wood flooring. Door to **En-Suite**.

### **ENSUITE**

9'10" x 6'7"  
(3.00m x 2.04m)

WC, wash hand basin and corner bath with over bath shower and laminate splash back. Wall mounted radiator/towel rail. Skylight window. Xpelair. Tiled flooring.

### **MAIN BATHROOM**

9'9" x 6'5"  
(3.01m x 1.98m)

White bathroom suite comprising WC, wash hand basin with laminate splashback and jacuzzi bath with glass screen. Wall mounted radiator/towel rail. Skylight window. Laminate shelving. Tiled flooring.

### **BEDROOM TWO**

16'6" x 12'3"  
(5.05m x 3.74m)

UPVC double-glazed window with black out vertical blinds and display sill to front. Central heating radiator. Laminate flooring. Inset ceiling spotlighting. Four double electric sockets and two TV sockets. Small door to eaves storage.

### **BEDROOM THREE**

14'1" x 18'1"  
(4.29m x 5.51m)

UPVC double-glazed French doors to small Juliet balcony with black out roller blinds and superb open outlook. Central heating radiator with thermostatic valve. Three double electric sockets. Hatch to roof space. Inset ceiling spotlighting.

### **MASTER BEDROOM WITH EN-SUITE**

#### **BEDROOM**

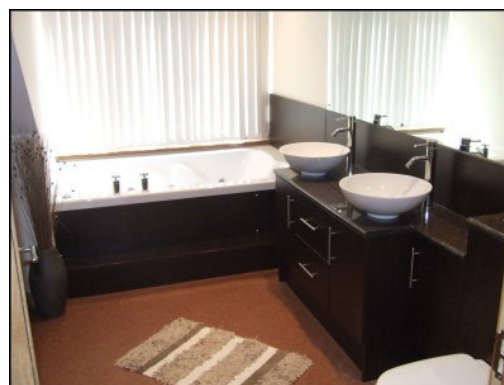
29'3" x 22'4"  
(8.93m x 6.82m)



Lovely double aspect open room with newly fitted headboard, wardrobes, bedside cabinets, drawers and dressing table in a light wood with flyover spotlighting. Small doors to eaves. Three central heating radiators. UPVC double-glazed window with display sill and black out vertical blinds to front. Inset ceiling spotlighting, effect PVC double-glazed French doors which lead to small Juliet balcony with black out roller blind and superb open outlook. TV aerial and four double electric sockets. Door to En-suite.

#### **EN-SUITE**

13'4" x 9'2"  
(4.08m x 2.80m)



Luxurious bathroom suite comprising WC, twin circular sinks in vanity unit. Large sunken jacuzzi bath. UPVC double-glazed double window with black out vertical blinds and display sill. Separate shower enclosure with steam shower and mood lighting. Wall mounted radiator/towel rail. Inset ceiling spotlighting. Tiled flooring. TV socket and TV.

### **OUTSIDE**

The front garden is mostly in lawn with flower and shrub borders. Tarmac driveway to garage. Oil tank. Outside lighting and security camera all round.



The rear is mainly in grass with paved patio area and pathway to side of the property. The property boasts some superb views of open countryside.



**NOTES:-**

1. COUNCIL TAX BAND-G
2. DATE OF ENTRY-By arrangement.
3. VIEWING-By arrangement with Selling Agents.
4. HEATING-Oil Central heating.
5. SERVICES-Mains Electricity, Water and Drainage.
6. ITEMS INCLUDED-All floor coverings, light fittings and blinds.
7. Measurements are approximate and for guidance only.
8. IMPORTANT- A Closing Date for Offers may be set and therefore it would be advisable for all prospective purchasers to register their interest with the Selling Agents.
9. Offers should be lodged with the Selling Agents.
10. These particulars have been carefully prepared by Murray Little & Knox, 27 Bank Street, Annan, DG12 6AU. Tel. 01461 202866/7. Fax. 01461 205995. E-mail. [mlandk@mlandk.co.uk](mailto:mlandk@mlandk.co.uk). Web. [www.mlandk.co.uk](http://www.mlandk.co.uk). Although believed to be correct they are not guaranteed and therefore it would be advisable for all prospective purchasers to satisfy themselves to the basic facts before submitting an Offer.