



POLLOCK & MCLEAN



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**UPPER INGLESTON,
MONIAIVE**



Detached dwellinghouse with 2 1/2 Hectares of grazing land set in magnificent rural location. The property has recently been totally modernised and extended to offer beautifully spacious accommodation while retaining the original courtyard steadings. Accommodation consists of 3 Public Rooms, Kitchen, Master Bedroom with En-Suite Dressing Room and Shower Room, 4 additional Bedrooms, Bathroom, Toilet. Full Double Glazing. Oil Fired Central Heating. Outbuildings include a Large Garage and Workshop and Utility Areas with further potential. Beautiful Garden and Grazing.

GUIDE PRICE £399,000

GENERAL

DETACHED DWELLINGHOUSE WITH 2 1/2 HECTARES OF GRAZING LAND SET IN MAGNIFICENT RURAL LOCATION. THE PROPERTY HAS RECENTLY BEEN TOTALLY MODERNISED AND EXTENDED TO OFFER BEAUTIFULLY SPACIOUS ACCOMMODATION WHILE RETAINING THE ORIGINAL COURTYARD STEADINGS.

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

HALLWAY

Tiled entrance porch with double glazed panelled door leading to hallway which has two central heating radiators, tiled flooring, double shelved cupboard, cloakroom area and 2 x 13 amp power points and telephone point.

LIVING ROOM

15' 7" X 12' 7"

Double glazed window with deep set sill overlooking the courtyard. A feature of the room is one wall taken back to its original stone with recess housing a large multi-fuel cast iron fire on tiled hearth. Fitted carpet. Two central heating radiators. 7 x 13 amp power points. Fitted carpet. Open entrance to a beautiful sitting/dining area which takes full advantage of the wonderful views across the valley.



SITTING DINING AREA

29' 8" X 10' 10" (In Total)

Superb room with double glazed windows and double glazed panelled door leading to covered entrance to garden and further steps to a pasture. Porcelain tiled flooring. Double central heating radiator. 6 x 13 amp power points. Ceiling lights. Entrance to master bedroom. TV aerial point.



MASTER BEDROOM (EN-SUITE DRESSING ROOM AND SHOWER ROOM)

18' 3" X 17' 6"

Magnificent bedroom with two large double glazed windows enjoying views across the valley. Two large double central heating radiators. 8 x 13 amp power points. TV aerial point. Fitted carpet. Ceiling lights.



EN-SUITE DRESSING ROOM

10' 9" X 7' 10"

Double central heating radiator. Double glazed window to the side. Fitted carpet. Full range of hanging and shelving fittings. 1 x 13 amp power point.

EN-SUITE SHOWER ROOM

7' 10" X 6' 6"

Porcelain tiled flooring and underfloor heating. Double glazed windows with beautiful views. Double sized steam shower enclosure with wash hand basin unit with cupboards below and above, fitted mirror and downlights. WC. Fitted shelving drawer space and wall mounted heated towel rail. Xpelair.

DINING ROOM

15' 5" X 11' 3"

Double glazed windows to the courtyard and also to the side. Tiled fireplace and hearth with working coal fire. Two double central heating radiators. Large shelved alcove. Natural wood flooring. 4 x 13 amp power points.



KITCHEN

16' X 12' 11"

The kitchen is fully modernised with 1 1/2 bowl sink unit and a wide selection of granite work tops, wall cupboards, drawer units and base units. Large eye level oven. Central island with five burner gas hob, drawer units and shelving and with stainless steel cooker hood. Two deep set shelved larder cupboards. Double glazed windows to the side with natural wood flooring. 16 x 13 amp power points. Connecting doors to the dining room and to the hallway.



TOILET

6' 5" X 3' 4"

Wash hand basin and WC. Double central heating radiator. Tiled flooring. Double glazed frosted glass window.

INNER HALLWAY

The hallway links the living room to bedrooms 2 and 3. 1 x 13 amp power point. Fitted carpet. Deep set shelved cupboard.

BEDROOM 2

15' 7" X 8' 8"

Double central heating radiator. Large double glazed windows with deep set sills offering superb views across the valley. 2 x 13 amp power points. Fitted carpet.



BEDROOM 3 (EN-SUITE DRESSING ROOM)

12' 6" X 8' 8"

Large double glazed window with deep set sills and beautiful views. Double central heating radiator. 2 x 13 amp power points. TV aerial point. Fitted carpet.



DRESSING ROOM

8' X 4' 6"

Hanging and shelving space and own light. Fitted carpet.

BATHROOM

6' 6" X 5' 5"

Fully fitted bathroom with suite consisting of bath with central tap unit and shower above with tiled surround. Unit incorporating wash hand basin and cupboards below and WC. Wall mounted heated towel rail. Porcelain floor tiles with underfloor heating. Double glazed frosted glass window with roller blind. Shaver point. Inset mirror cupboard.

STAIRWAY AND UPPER LANDING

Single central heating radiator. Double glazed windows overlooking the garden with venetian blinds and two cupboards under the eaves offering additional storage space.

BEDROOM 4

13' 11" X 10' 6"

Presently used as an office, the measurements include the wide dormer with double glazed windows overlooking the courtyard. Double central heating radiator. 2 x 13 amp power points. Telephone point. TV aerial point. Fitted carpet.

BEDROOM 5

8' 4" X 7' 6"

This room is also used as an office. The measurements include the double glazed dormer. Double central heating radiator. 2 x 13 amp power points. Fitted carpet.

OUTBUILDINGS

Part of the former steading is fitted for use as utility rooms, with electric power and light. Others remain storage only.

GARAGE/WORKSHOPS

35' 3" X 16'

16' 3" X 16'

Power sockets and light. Five steps up to a further workroom measuring 16' 3" X 16' and with its own electric light.

Single outside garage.

Below the workshop is an animal shelter with arched alcove and with light and power.

OUTSIDE

There is a good sized parking area. The garden is beautifully laid out principally in grass with herbaceous borders, shrubs and trees all offering superb views across the Cairn Valley towards the conservation village of Moniaive.



Notes

1. Services: Mains water and electricity. Private drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG3 4EG
Council Tax Band D
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



Grazing Land: 2.5 Hectares
Total Buildings: 445.5 SqM
House: 235.5 SqM
Steadings: 210SqM



1 West Morton Street
Thornhill
DG3 5NE
Tel:- 01848 330207
Fax:- 01848 331600

61 High Street
Sanquhar
DG4 6DT
Tel:- 01659 50241
Fax:- 01659 50443

10 Buccleuch Street
Dumfries
DG1 2AH
Tel:- 01387 255666
Fax:- 01387 251115