



Four bedroom detached house for sale
8 Craighaugh, Eskdalemuir, DG13 0QJ

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Property Details

8 Craighaugh, Eskdalemuir, DG13 0QJ

Offers over
£350,000

Description

A desirable and spacious, four bedroom detached family home situated in a pleasant cul-de-sac within the picturesque rural village of Eskdalemuir.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- Detached four bedroom house situated in a pleasant cul-de-sac within the picturesque village of Eskdalemuir.
- Open plan kitchen/dining area with link to living room and French patio doors to front patio.
- Spacious and bright living room featuring magnificent bay window, incredible views and woodburning stove.
- Generous double bedrooms including an impressive master bedroom with modern en-suite shower room.
- Extensive driveway with gated access and integrated garage.
- Oil fired central heating with underfloor heating on the ground floor.
- Solar water thermal panels integrated into the roof.
- Lovely community and walking distance to the community hub which offers a variety of food, drinks, events and music nights.

Situation

Eskdalemuir is a quiet rural village, located in Dumfries and Galloway, under an hour's drive to each of the towns of Dumfries and Carlisle on the English border and under 15 miles from the charming towns of Langholm and Lockerbie, both having primary and secondary schools, supermarkets and excellent medical clinics, and both served with public transport from Eskdalemuir.

This idyllic location has superb scenery, with plentiful countryside walking paths, including along the nearby Esk River. The Samye Ling Tibetan Monastery also provides a pleasant mile-long walk from the village to the monastery. In the valley, there is a prehistoric trail including two stone circles, a prehistoric settlement and a fort - all within walking distance from the house, and up to 80 other sites of archaeological interest in close proximity. The Old School Hub and Cafe down the road from the house is a thriving centre for the community, offering art and culture, social and health events, courses and support for residents.



A desirable and spacious, four bedroom detached family home situated in a pleasant cul-de-sac within the picturesque rural village of Eskdalemuir. The property benefits from private gardens, extensive driveway, integrated garage and phenomenal rural views of the surrounding countryside and woodlands.

Viewings are highly recommended to appreciate what this property has to offer.

The Accommodation

A welcoming entrance porch, with tiled flooring, offers convenient space as a cloakroom with some built-in shelves and a deep walk-in cupboard where the hot water tank is located. The porch opens to a welcoming hallway with solid wood flooring, featuring convenient built-in storage and access to the majority of the ground floor.



The kitchen/dining area seamlessly flows through to the living room which features a beautiful bay window boasting incredible views of the countryside, a cosy woodburning stove set on a stone hearth with accompanying built-in log store and solid wood flooring also.

The living room links to the kitchen through double doors which features a solid wood fitted kitchen with integrated electric double oven and four ring hob, dual bowl ceramic white sink with mixer tap, gap under for the installation of dishwasher.

There is ample room for a fridge/freezer. The dining area off the kitchen is full tiled and features French patio doors to the front patio and easy access to the outdoors decking area.



In the centre of the ground floor is a modern shower room with walk-in mains shower cubicle, w.c and curved white hand basin. The shower room is tiled to match the kitchen and utility. There is a decent sized bedroom on the ground floor which also serves for other purposes such as an office/snug or games room.

A useful utility room lies off the hallway complete with modern, white wall and floor cabinets, space for several white goods including plumbing, a stainless steel drainer sink with mixer tap and access to the integrated garage. The boiler is located in the utility room which was replaced approximately 15 months ago and recently serviced in February 2024.

On the upper floor, the landing offers superb built-in storage, plenty of light from Velux windows and access to a spacious, carpeted master bedroom benefiting from built-in storage and dual aspect Velux windows benefiting from incredible views and a modern en-suite shower room.



A second bedroom is located at the other end of the landing, also carpeted with a side window. The third bedroom sits in the centre of the home and features incredible, ceiling height windows with expansive views of the countryside. A modern and tastefully decorated family bathroom with deep, bath, w.c and curved white hand basin completed the accommodation.

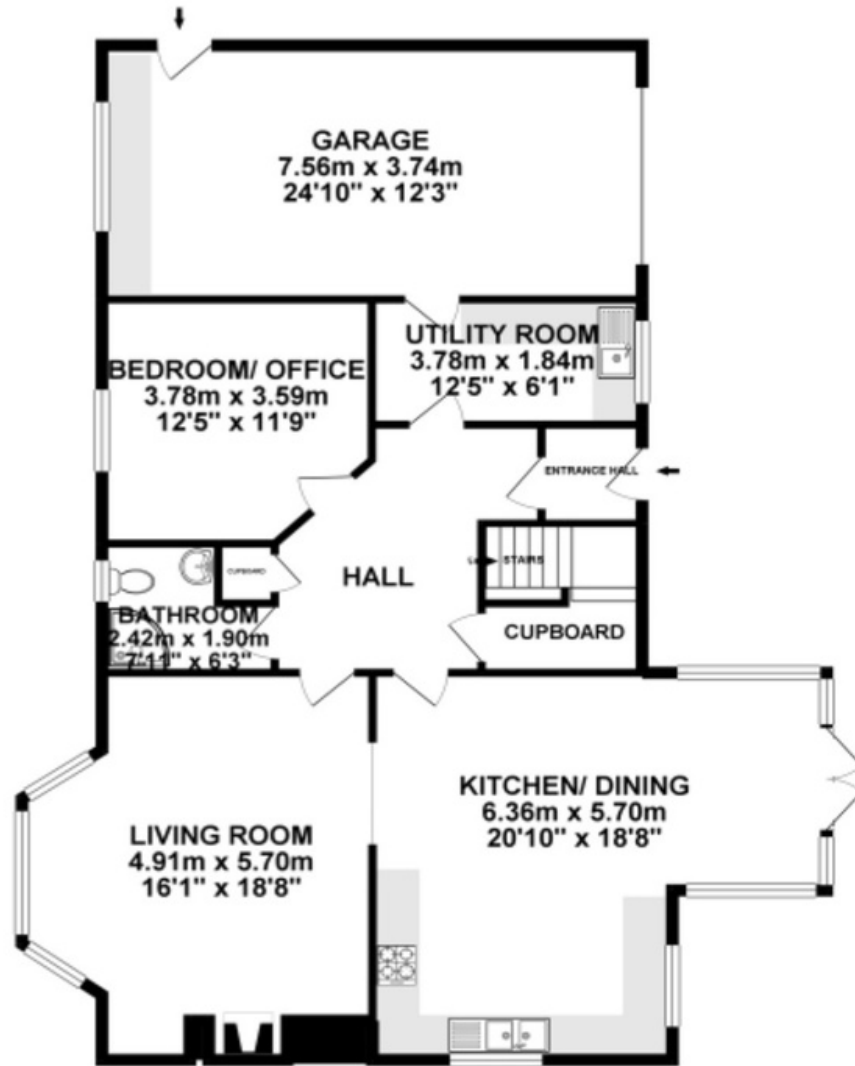
The entire ground floor is serviced by underfloor heating with radiators to the first floor and integrated solar thermal panels on the roof to heat up hot water.

Outside the property offers an extensive graveled driveway with easy access to the integrated garage. The property benefits from a flagstone patio and lawn to the front of the house with a wraparound flagstone path. To the side of the property is raised black timber decking perfect for outdoor entertainment, log store and at the back of the house are further lawns adjacent to neighbouring grazing fields with a small burn running through.

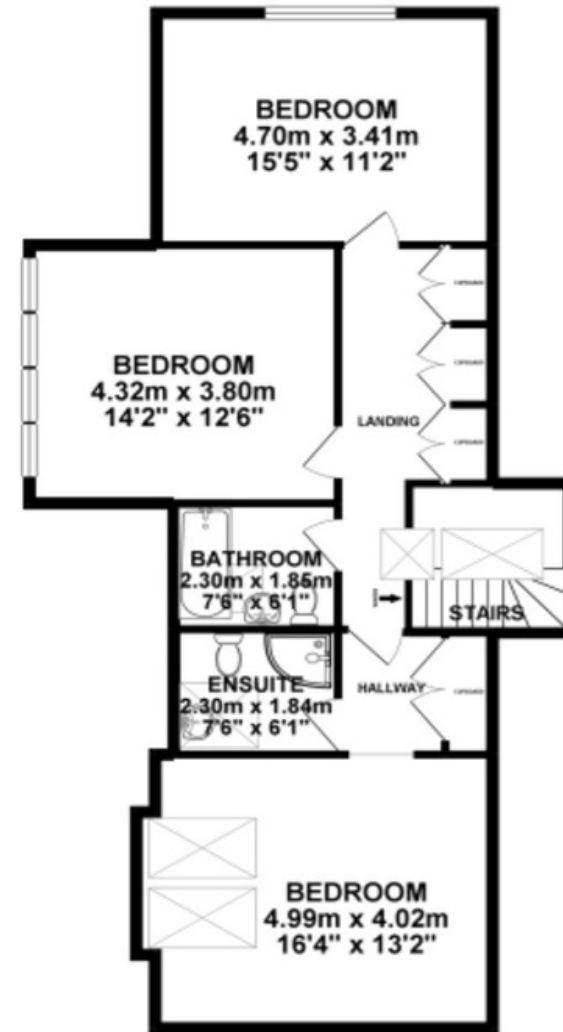




GROUND FLOOR



1ST FLOOR





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: C

Broadband: Superfast

Services: 8 Craighaugh is serviced by mains water, mains electricity, mains drainage and oil fired central heating. Solar thermal panels for hot water.

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 E.

Solicitors:

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).

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