



7 Johnsfield, Lockerbie, DG11 1SS

Offers Over £290,000



7 Johnsfeld, Lockerbie, DG11 1SS

- Spacious and versatile accommodation
- Modern kitchen with integrated appliances
- Two reception rooms with woodburning stoves
- Four double bedrooms
- Master bedroom with en-suite
- Large detached garage
- Oil central heating
- Rural setting
- Close proximity to Lockerbie

Four bedroom semi-detached cottage with spacious accommodation, modern fixtures and fittings, generous gardens, off-street parking and large detached garage.

Council Tax band: E

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: D



7 Johnsfield is a beautifully presented four bedroom traditional stone built semi-detached cottage situated in a lovely rural settlement just a few miles from Lockerbie. The property has been cleverly extended historically and now benefits from two reception rooms, modern kitchen/dining room, four double bedrooms including a master bedroom with en-suite and balcony, gardens, driveway and detached garage.

The Accommodation

The front door welcomes an entrance porch with inner door leading to the primary reception room laid with wood effect laminate flooring and features a woodburning stove set on a granite hearth. There is a generous double bedroom located on the ground floor benefiting from fitted mirrored wardrobes with sliding doors. A spacious hallway with some understairs storage connects to the rear of the property where the kitchen/dining room can be found and additional living space. With a light grey decorative theme, this contemporary space is the heart of the home complete with tiled flooring throughout, modern and stylish kitchen floor and wall units with plenty of under worktop space for portable appliances. The living space is the perfect area for family entertaining, boasting a stylish multi-fuel stove set in the corner of the room and double French doors which step out onto the a brick paved patio. There are several built-in storage cupboards in the kitchen and a separate utility room with plumbing for white goods and back door providing convenient access to the garden.



Upstairs there are two further double bedrooms and the master bedroom featuring a partially tiled en-suite bathroom complete with bath, WC, wash hand basin, towel rail and shower cubicle with mains fed shower. Double French doors open onto a balcony off the master bedroom which enjoys pleasant views of the countryside. The two bedrooms on the front of the property both feature Velux windows, one with built-in storage cupboards and plenty of space in both for freestanding wardrobes. The family bathroom is nicely decorated, with a large bath for relaxation, overhead mains shower, built-in cabinet with glass door, wash hand basin and WC.

Externally the property has the advantage of off-street parking including a driveway to the side of the property and a large detached garage with side door access. There is a paved patio for outdoor seating and timber decking off the utility room. The boundaries are well fenced and the garden is principally laid to lawn. The property is located in a lovely, rural community whilst enjoying the stunning Dumfriesshire countryside yet close proximity to Lockerbie.

Location Summary

There are a range of shops and amenities in Lockerbie including a primary and secondary school, medical practice, dentist, public houses and an 18 hole golf course. A wider range of shops and services are available in Dumfries and the M74 provides excellent connections Southbound and Northbound where Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes. Communications to the area are excellent with a train station in Lockerbie, having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr).

What 3 words

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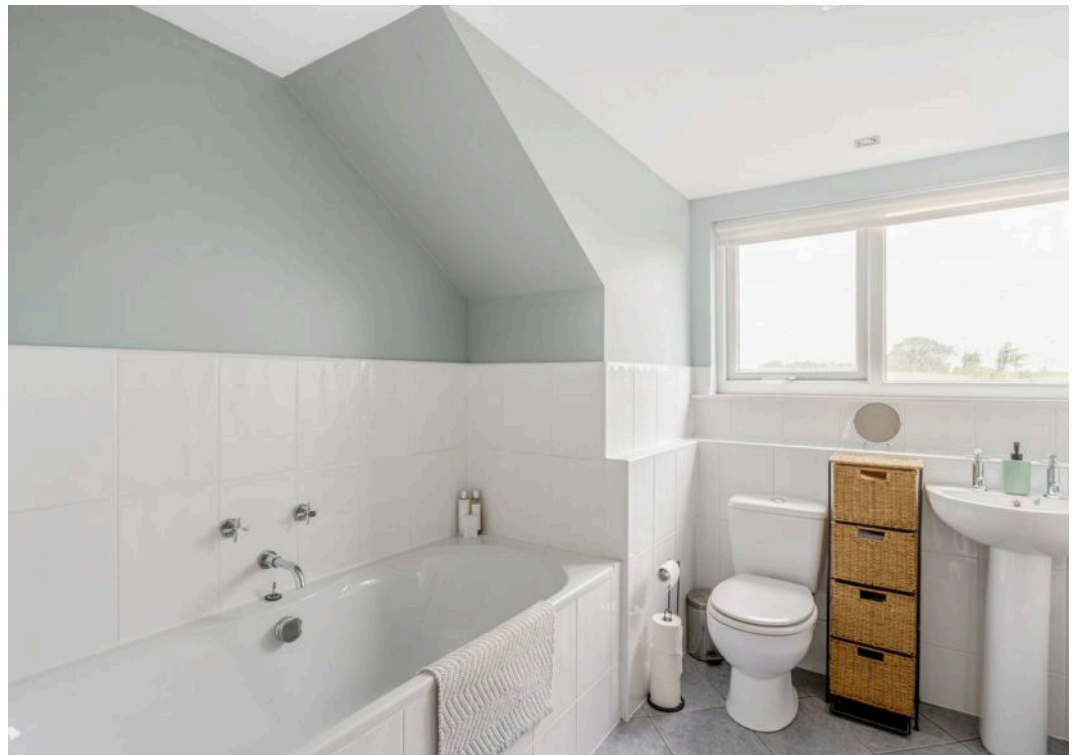






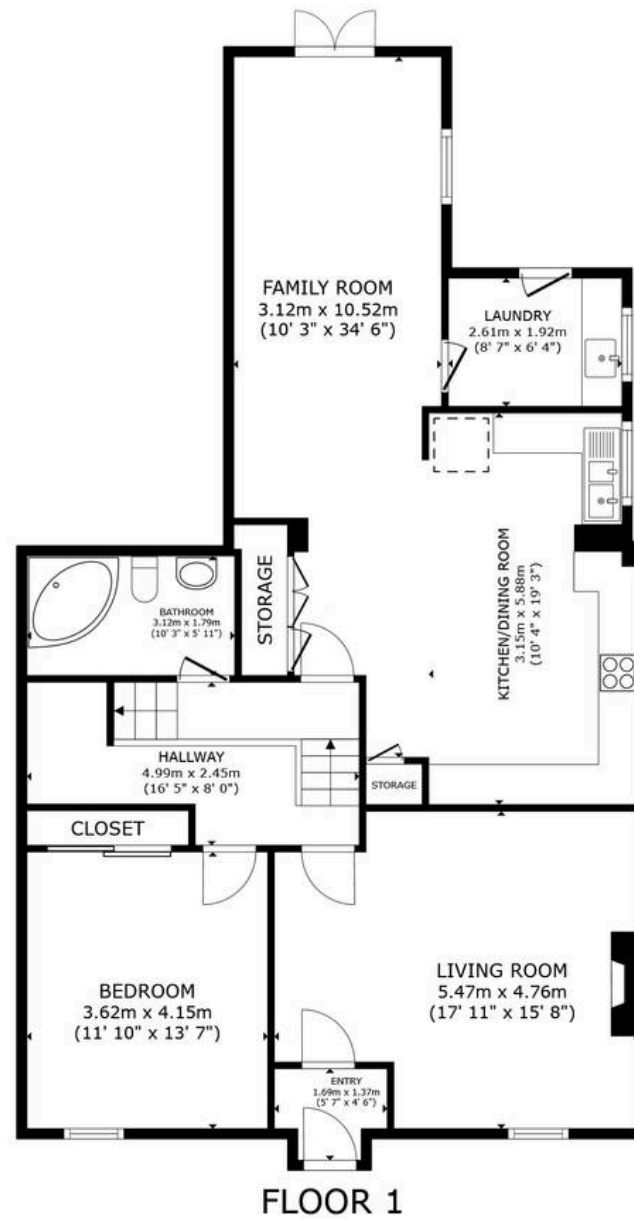




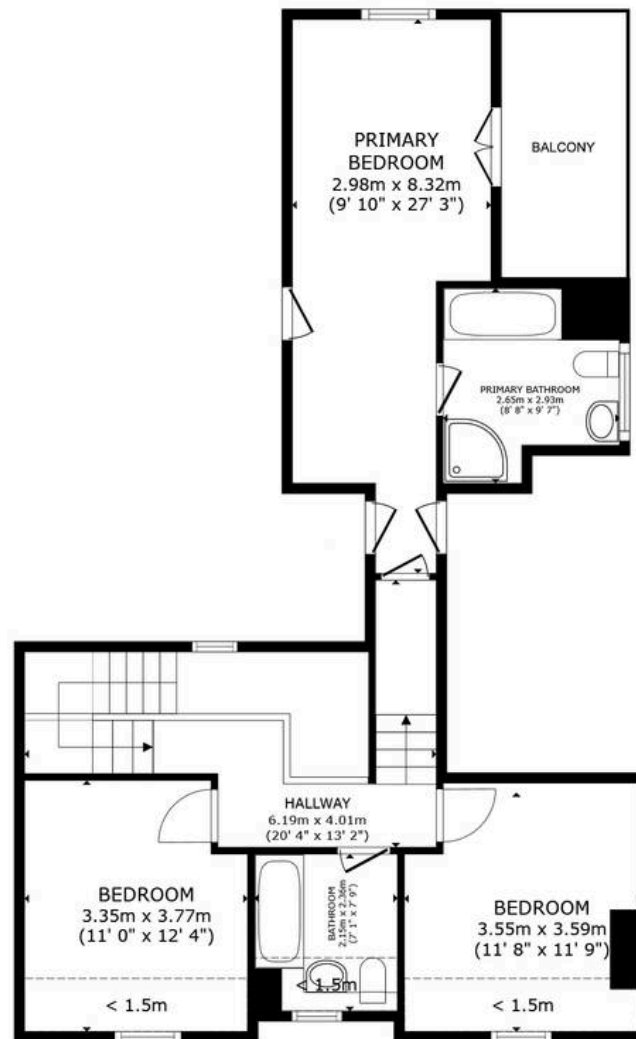








GROSS INTERNAL AREA
 FLOOR 1 114.1 m² (1,229 sq.ft.) FLOOR 2 66.7 m² (718 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 7.2 m² (78 sq.ft.)
 TOTAL : 180.8 m² (1,947 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 114.1 m² (1,229 sq.ft.) FLOOR 2 66.7 m² (718 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 7.2 m² (78 sq.ft.)
 TOTAL : 180.8 m² (1,947 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks & Stipulations

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: D

Broadband: Fibre to premises is assumed to be available and there is good mobile coverage available.

Services: 7 Johnsfeld is served by mains water, mains electricity, private septic tank and oil central heating.

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.

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 and Instagram on [@cdrural](https://instagram.com/cdrural).

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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