

3 Craighaugh

ESKDALEMUIR, LANGHOLM, DG13 0QJ



CHARMING ONE BED SELF-CONTAINED FLAT
SITUATED IN AN IDYLIC SETTING



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Access to this self-contained one-bedroom property is from the car park with allocated space and through a walled garden to its own front door. The wall has been completed in recent years by an artisan drystone specialist with obvious attention to detail. The private enclosed garden itself is idyllic – a recently erected fence ensure both security and privacy. The patio area to the front entrance to the property is covered by an impressive glass canopy – allowing you to enjoy a coffee or a glass of wine outside even if the weather is inclement. There is external storage for the wood for the internal log burner.

Upon entering this charming home, you are immediately struck by the quality of the finish. Three windows and a door with a large glass panel flood the room with lots of natural light. Original pine flooring in the lounge area abuts well with the highly durable quality rubber flooring to the open plan kitchen area.



The kitchen area has a high-quality rustic feel to it with white tiled splashback over solid wood countertops with black base and wooden wall mounted modern units. The large stainless-steel sink and drainer is very modern and practical in style and the workspace also benefits from a large Calor gas hob with a large-high-quality electric oven. A new free-standing washer/dryer and a new built-in fridge freezer complete the amenities in this wonderful apartment.

The bright open plan lounge dining area is equally impressive with ample room for a table and chairs. A large storage cupboard conceals the door to a side entrance to the property and makes good use of this unused space.

The standout feature of this room is the stunning modern log burner which is externally vented. A quality wooden surround borders the slate hearth with slate tiles behind.



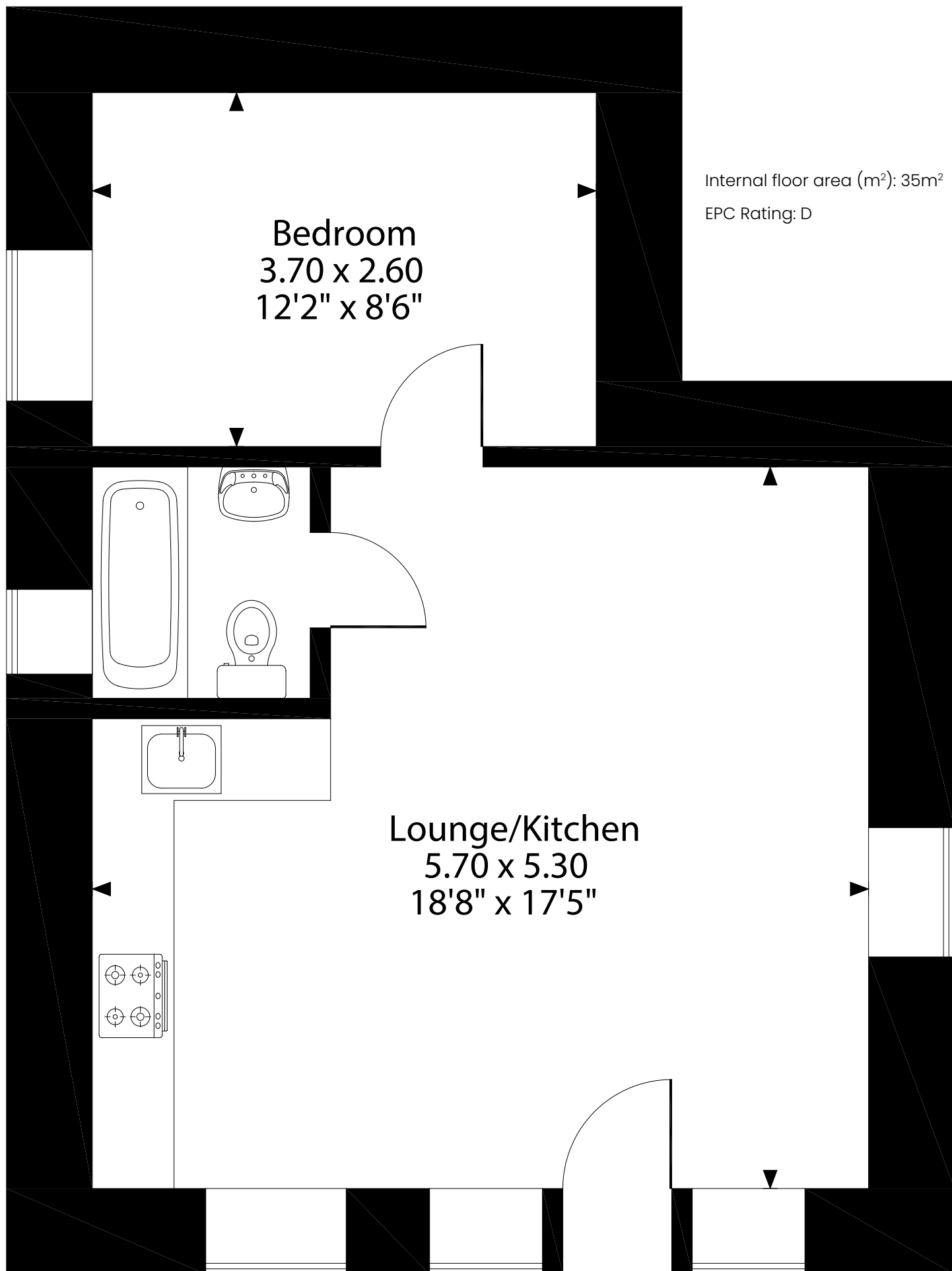




The generously proportioned double bedroom boasts the same pine flooring as the lounge and is immaculately finished with ample room for free-standing furniture. Opaque glass in the window affords privacy. The stunning bathroom benefits from the same durable rubber flooring as the kitchen and is further enhanced with pristine white tiles walls and a very modern suite of retro design. The white rolltop bath with a grey exterior stands out very well in this apartment with the overhead cistern above the WC. Mixer taps over bath also provide an overhead shower with ring shower curtain and the oversized wash hand basin is very much in keeping with the charm and style of the property. Recently redecorated and finished immaculately throughout, high quality wooden internal doors throughout are only enhanced by the quality of the ironmongery showing the great care and attention to detail employed by the current owner.

Properties in this popular village are moving well and a property of such a high standard as this is sure to attract attention so early viewing is strongly recommended for any interested party.



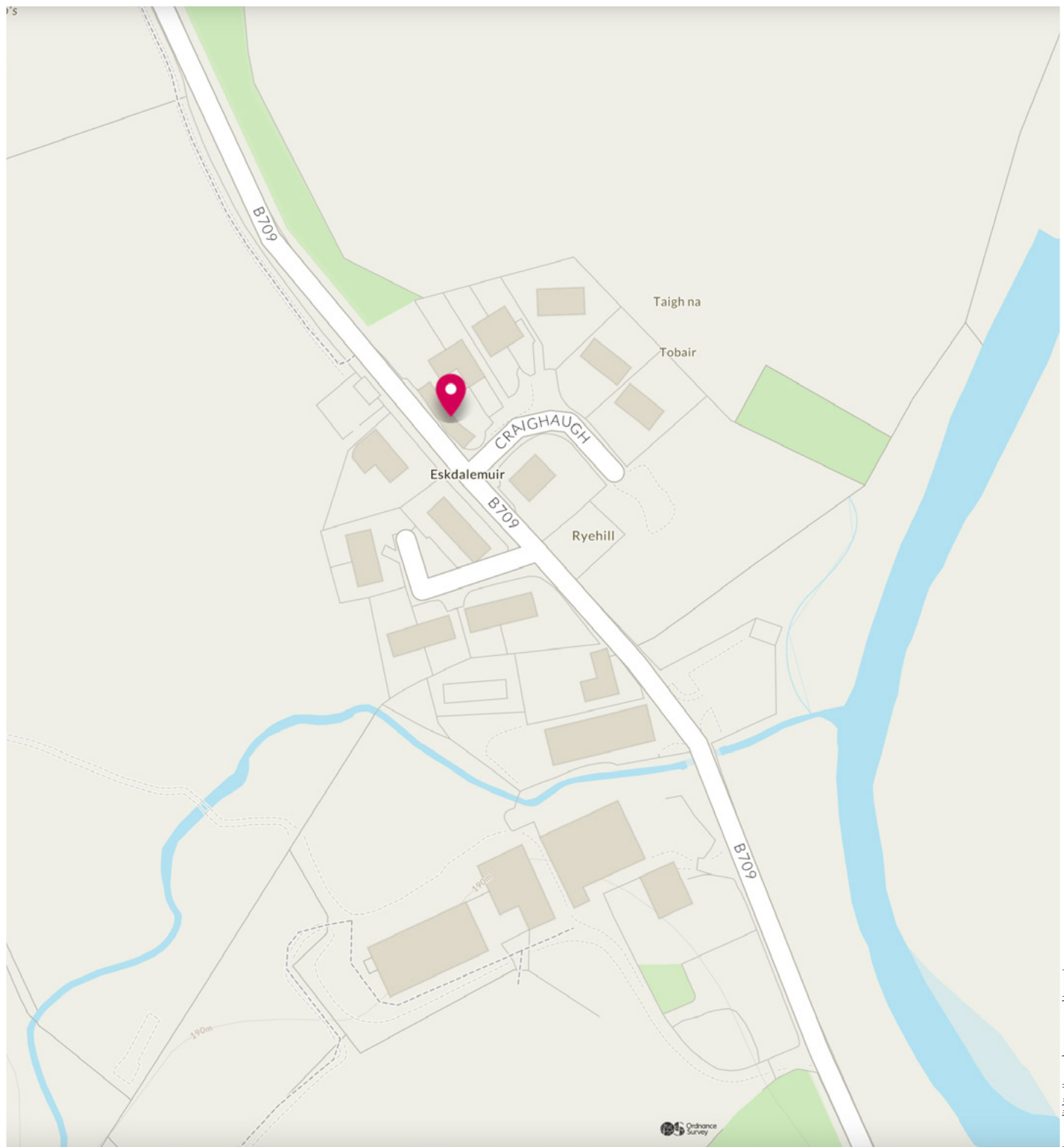






Eskdalemuir is a civil parish and small village in Dumfries and Galloway, Scotland, with a population of 265. It is around 10 miles northwest of Langholm and 10 miles northeast of Lockerbie. The area comprises high wet moorlands, chiefly used for sheep grazing and forestry plantation.

Transport links range from the bus stop next door, nearby Lockerbie train station and the M74 motorway. Hutton Primary (partnered with Applegarth Primary school) is nearby, as are Langham Academy and Lockerbie Academy with bus services to each available. Although rustic and rural, supermarket deliveries are readily available. Shopping and amenities are available in nearby Lockerbie.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MARK WATSON
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.