

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries 35 Buccleuch Street, DG I 2AB

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£165,000







Shielburn, Courance, Lockerbie, Dumfries And Galloway. DG11 1TT



- Quiet countryside location
- Easy access to Dumfries and Moffat
- Level access
- No onward chain

Ref: PRA10858

Viewing Instructions: Strictly By Appointment Only General Description

We are pleased to welcome to the market this delightful three bedroom bungalow in Courance. Set back from the main road, this quiet property has easy access to Dumfries 8 miles to the south, and Moffat and the M74 motorway 9 miles to the north. The property features three double bedrooms, a generously sized bathroom, and a lovely garden with views to the south east.

The property is double glazed and carpeted throughout, with vinyl flooring in the kitchen, bathroom and WC. An oil boiler provides central heating and hot water.

Accommodation



Porch (4' 9" x 5' 0") or (1.45m x 1.53m)

A uPVC door opens into the entrance porch, with the fuse cupboard on the left, and a set of coat hooks to the right. An inner door leads to the centre of the hallway.

Hallway (3' 5" x 23' 7") or (1.04m x 7.20m)

Providing access to all rooms, the hallway features a radiator, three pendant lights, two double sockets, a telephone socket, loft access and a cupboard at the southern end.



Living Room (9' 9" x 14' 8") or (2.97m x 4.47m)

With views over the rear garden and to the south east, the living room has multiple double sockets and TV aerial connections, pendant light and is carpeted.



Kitchen (9' 9" x 13' 3") or (2.97m x 4.03m)

The Kitchen is at the rear of the property, and has space for a dining table. There are a range of wall and base units providing ample storage, a stainless steel sink and space for white goods. There are five double sockets and two single sockets, and an aerial socket at high level.



Bedroom 1 (8' 7" x 13' 3") or (2.61m x 4.03m)

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Bedroom 2 (9' 9" x 13' 2") or (2.97m x 4.02m)

The built in cupboard in this room holds the oil fired boiler, as well as hanging rail and shelving. There are three double sockets and an aerial socket. At the rear of the property, there are views over the countryside to the south east.



Bedroom 3 (8' 7" x 14' 8") or (2.61m x 4.47m)

The final double bedroom has ample space for storage. The window provides a good amount of natural light. There are three double sockets and an aerial socket.



Bathroom (8' 7" x 7' 9") or (2.61m x 2.37m)

The spacious bathroom features a white three piece suite, and a separate shower cubicle with mixer shower and extractor. There is vinyl flooring, a chrome towel holder, toilet roll holder and a cabinet over the sink.



Toilet (3' 5" x 8' 5") or (1.04m x 2.56m)

This convenient additional WC next to the living room provides extra toilet facilities, a sink and cabinet.



Garden

A good sized garden with oil tank to the rear, greenhouse, decking and established shrubs. There is a large tree near the fence. The rear garden is south east facing and has lovely views over the neighbouring fields.

There is a smaller area to the front, mostly laid to lawn with some plants in the border. A driveway allows parking for two cars, and there is level access to the front door from the roadside.

Disclaimer

These particulars were prepared on 30th October 2024 and have been carefully complied and are believed to be correct. Photographs were taken 30th October 2024. Any error or omission however shall not annual the sale nor in any event give grounds for action of law. Where dimensions are shown, these are approximate only.

Anti Money Laundering Regulation

The Money Laundering Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Closing Date

It is possible that a closing date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents via a solicitor so that they may be informed should a closing date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a closing date.

Plans

The plans attached to the particulars are based on Ordnance Survey data and are for reference only. Purchaser(s) will have deemed to have satisfied themselves as to the extent of the property.

Offers

Offers for the property as a whole or in part if appropriate, should be submitted in Scottish Legal form to G M Thomson & company, 35 Buccleuch Street, Dumfries DG1 2AB. Those parties wishing to be informed of a Closing date for offers should notify the Selling Agents of their interest as soon as possible to ensure that they are not contacted. The Vendors and Sole Selling Agents reserve the right to alter or divide the property or withdraw or exclude any of the property at any time. The Vendors and Sole Selling Agents do however reserve the right to sell privately without setting any closing date and do not bind themselves to accept the highest offer. The successful purchaser will be asked to provide proof of identity to the Selling Agents for which a photographic Driving Licence and utility bill or bank statement showing the home address would be sufficient.

Services

Mains electricity, mains water, mains drainage

EPC Rating:75

Tenure

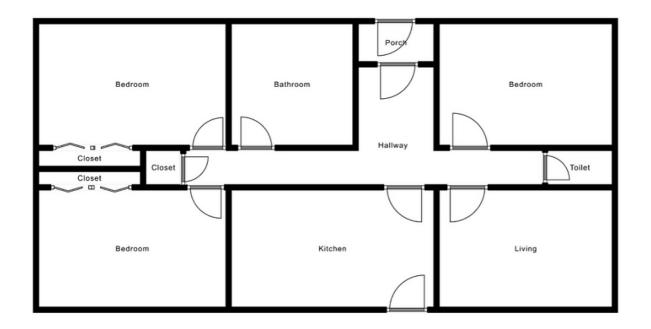
We are informed that the tenure is Not Specified

Council Tax

Band D

Directions

From Dumfries, take the A701 north towards Beattock. Two miles beyond Parkgate, turn left up the road leading between two sandstone pillars. As the road bends, take the right fork and the property is 150 metres along on the right hand side.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.