



37 George Street, Dumfries, DG1 1EB

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Wandabank, Shieldhill Road, Torthorwald

4 Bedrooms | Offers over £150,000

Elevated deceptively spacious four bedroom detached house on generous plot in semi-rural location with garden. The property is in need of modernisation and upgrading but this property offers spacious accommodation and storage, panoramic views to rear and has excellent scope for development.

Living Room, Dining Room, Sun Porch, Kitchen, Four Double Bedrooms, Bathroom and Gardens to front and rear.

EPC – E

General Information

General Information

Situated in the small, quiet village of Torthorwald approximately 3.7 miles from Dumfries on the A709 road to Lochmaben. There are regular bus services into Dumfries and the village has Hotel, Garage and Church.

Accommodation

PVC front door with patterned glass panels and matching patterned glass side panel leading into Hallway.

Hallway

Two Central heating radiator. Double electric socket and telephone socket. Large understairs cupboard. Further built in cupboard with hanging rail and top cupboard which houses fuses etc. Alarm system. Shelved airing cupboard. Doors to Living Room, Dining Room, Kitchen, Two Bedrooms and Bathroom.

Living Room

Large bright room with PVC double-glazed picture

window overlooking front garden with display sill and Venetian blind. Central heating radiator. Four double electric sockets. Fireplace with electric fire. Wall hatch through to kitchen.

Dining Area

PVC double-glazed window with display sill and Venetian blind. Central heating radiator. Double electric socket. This room could also be used as further Living Room or Bedroom.

Kitchen

Wall and floor units with work surface area. Space for freestanding cooker. Plumbed for automatic washing machine. Oil central heating boiler. Wall hatch through to Living Room. Clothes pulley. Striplight. Three double and one single electric sockets. Cooker switch. PVC double-glazed window with display sill and venetian blind. Clothes pulley. PVC double-glazed door with venetian blind leading out to Sun Porch.

Sun Porch

Glass panels on three sides and sliding glass doors to Garden. Glass roof panels. Wall light and electric socket.

Bedroom One

PVC double-glazed window with display sill. Fitted wardrobes with over bed units and matching bedside cabinets. Two double electric sockets. Central heating radiator.

Bedroom Two

PVC double-glazed window with display sill and Venetian blind. Central heating radiator. Built in cupboard/wardrobe with hanging rail and top cupboards. One double electric socket.

Bathroom

WC, wash hand basin and double-door walk-in with tiled splash back and Mira electric shower. PVC double-glazed patterned glass window with display sill. Central heating radiator.

Upstairs

Landing

PVC double-glazed window to side. Doors to Bedroom Three and Four. Built in linen cupboard. Passageway through to Bedroom Four with built in storage cupboards to both sides. Small hatch to roof space.

Bedroom Three

Two PVC double-glazed windows with display sills and venetian blinds. Doors on two sides for eaves storage. Two double electric sockets. Central heating radiator.

Bedroom Four

Velux skylight window with venetian blind. Central heating radiator. Decorative exposed ceiling beams. Eaves storage. Two double electric sockets. Door to adjoining hobby room or space for further extension.

Outer Buildings

There is a garage and garden shed but both are in need of repair.

Exterior

To the front a raised grass area with flower and shrub borders. Pathway leads round to one side with mature trees and shrubs. Water tap. To the other side of the property a driveway for vehicle parking.

To the rear suntrap west-facing garden garden area mainly in grass with paved seating area and exceptional outlook.

Services

The property has mains electricity, water and drainage. The telephone line may be taken over subject to British Telecom Regulations.

Council Tax – Band E

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.

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