




McEwan Fraser Legal

Solicitors & Estate Agents

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Dalesboro

CLARENCEFIELD, DUMFRIES, DUMFRIES AND GALLOWAY, DG1 4NF

McEwan Fraser Legal are delighted to bring to the open market this three-bedroom detached stone-built family home with many period features situated in the area of Clarencefield, Dumfries. Such is the versatility given the vast space of this property it can be configured in numerous ways making this a very attractive purchase.

In more detail, the property consists of a porch to a welcoming hallway with storage cupboard. There are four public rooms, all bright and airy and all allowing for free standing furniture, one of the rooms also benefits from a multi-fuel burner. The kitchen comes with floor to ceiling units providing ample storage, double oven, hob, hood, integrated dishwasher and space for fridge freezer. The property also benefits from its very own library and study. There are two bathrooms on the ground floor, the main family bathroom with bath, wash hand basin and WC and a shower room with walk-in shower, wash hand basin and WC. The downstairs bedroom will easily allow for free standing furniture and different configurations.

On the first floor, two further spacious bedrooms can be found, both bright and airy and will easily cater for free standing furniture. The master also benefits from an en-suite with storage.

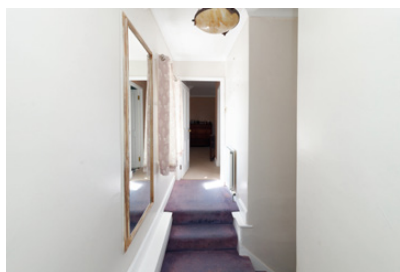
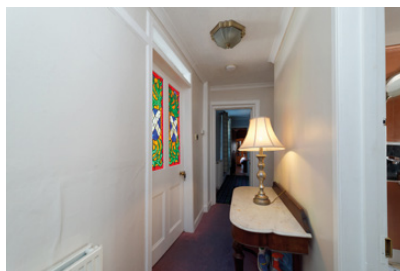
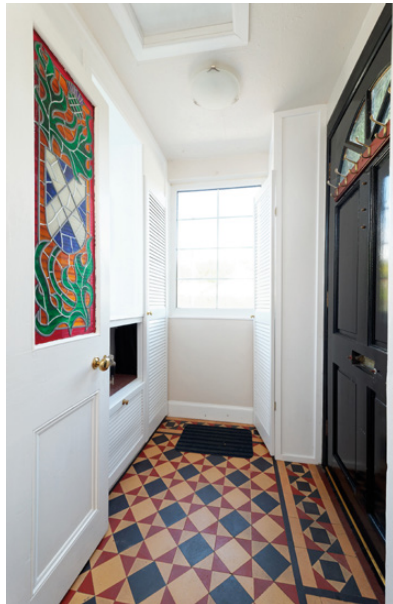
The property also benefits from a number of outbuildings including a utility room and large games room/studio providing access to the back garden as well as garage/workshop.

The front garden is mainly low maintenance, there is a driveway providing ample off road parking. The back garden is also fairly low maintenance with a mixture of laid to lawn, patio area and pond.

The property also benefits from oil fired heating, ample storage and double glazed windows.

Viewing is highly recommended.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. The property is sold as seen.



Lounge



Kitchen



Dining Room

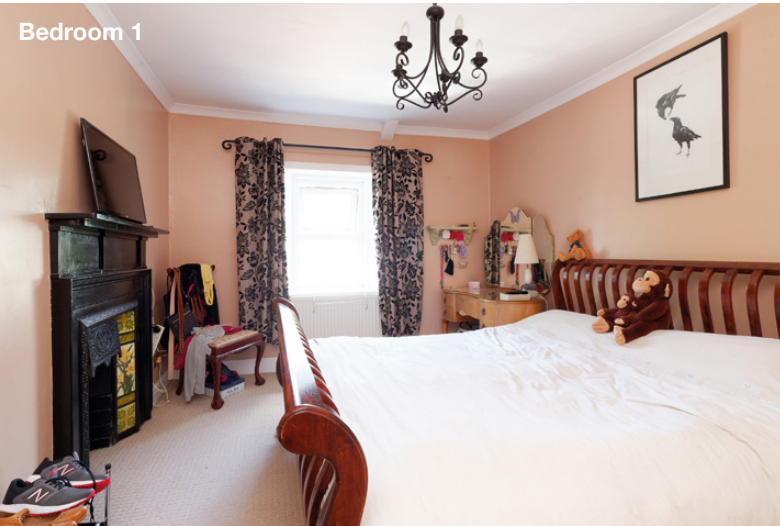


Games Room



Family Room





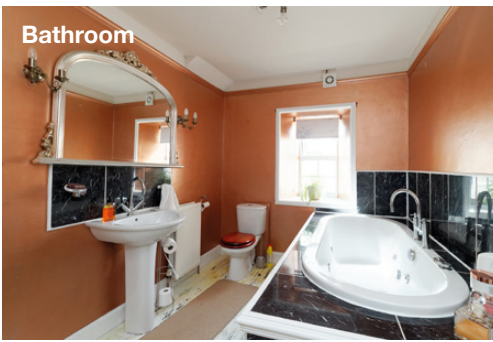
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Shower Room

Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Porch	2.80m (9'2") x 2.60m (8'6")
Lounge	9.20m (30'2") x 4.70m (15'5")
Study	3.20m (10'6") x 3.00m (9'10")
Kitchen	4.20m (13'9") x 2.30m (7'7")
Dining Room	4.40m (14'5") x 4.20m (13'9")
Library	4.20m (13'9") x 3.30m (10'10")
Family Room	4.20m (13'9") x 3.20m (10'6")
Bedroom 1	4.60m (15'1") x 4.50m (14'9")
En-suite	3.40m (11'2") x 2.50m (8'2")
Bedroom 2	4.50m (14'9") x 3.20m (10'6")
Bedroom 3	4.20m (13'9") x 4.20m (13'9")
Bathroom	3.00m (9'10") x 2.30m (7'7")
Shower Room	3.10m (10'2") x 1.30m (4'3")
Games Room/Studio	6.60m (21'8") x 4.60m (15'1")
Utility	2.90m (9'6") x 2.30m (7'7")
Store 2	3.20m (10'6") x 2.90m (9'6")
Store 1	6.20m (20'4") x 3.20m (10'6")
Garage/Workshop	8.70m (28'7") x 4.60m (15'1")

Gross internal floor area (m²): 202m² | EPC Rating: E

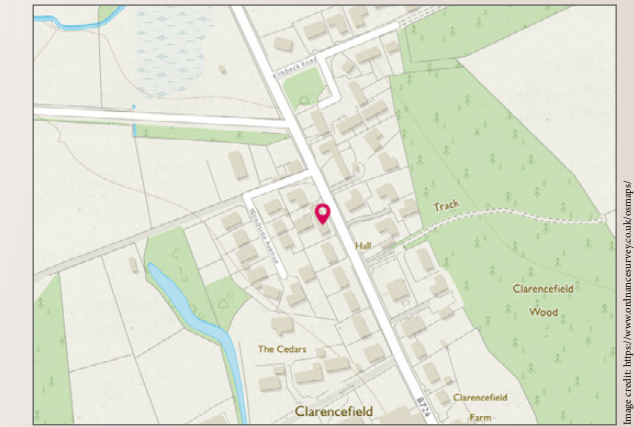


Image credit: <https://www.dailymail.com/property>




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**Part
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Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
ALLY CLARK
Designer