



## **Drumfern, Killywhan, Beeswing DG2 8JH**

Impressive four bedroom detached house for sale. Drumfern is situated in the small hamlet of Killywhan close to the village of Beeswing which is about 7 miles south west of Dumfries. The communications to the area are very good with main line railway stations in both Dumfries and Lockerbie (19 miles). Drumfern offers easy access towards the new DGRI Hospital at Garroch Loaning. The popular Loch Arthur farm shop/café/bakery is close by also. The property is offered in walk-in condition throughout and is set within immaculate garden grounds with an outside fitness studio/office.

**Guide Price  
£485,000**

**Viewing** - Contact selling Agent 01387 266250

REF: **C28004**

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### Accommodation

**Ground Floor-** Entrance hall, Staircase hall, Office, Guest bedroom, En-Suite & GF Shower Room, Lounge, Dining room, Kitchen/Sitting room, Vestibule, Boot room, Utility room.

**First Floor-** Master bedroom suite, Bedroom 2, Bedroom 3, Family bathroom.

**Outside-** Driveway, Single garage, Landscaped garden, Patio area, Lawned at front, rear & side, Fitness studio/office, Rainwater recycling system.

Planning permission currently exists to extend the property.

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### Accommodation

#### Ground floor

##### Entrance Hall

3.35 m x 1.83 m

Tiled floor. Half glazed hardwood door and glazed screen.

##### Staircase

5.92 m x 3.20 m

Tiled floor. Hardwood staircase. Cupboard.

##### Office

3.01 m x 2.32 m

Tiled floor. Built-in corner desk unit. Fitted book shelves and cupboards.

##### Entrance Hallway

2.67 m x 1.02 m

Tiled floor.

##### En-Suite/Ground Floor Shower Room

2.53 m x 2.28 m

Combi powered shower. Limestone tiled floor. Tiled walls. Wall mounted electric heater towel rail.



##### Guest Bedroom

4.22 m x 3.47 m

Fitted carpet.



### Sitting Room

6.90 m x 4.80 m

Hardwood effect tiled floor. Double glazed French doors to patio. Feature stone fireplace with Living Flame gas fire.



### Dining Room

5.50 m x 3.93 m

Tiled floor. Double doors to Kitchen.

### Kitchen/Sitting Room

8.55 m x 5.65 m

Tiled floor. Double glazed French doors to patio. Fitted base and wall units. Two integrated ovens. Five burner copper gas hob with extractor fan. Integrated fridge and freezer. 1½ bowl stainless steel sink with slate drainer. Walnut worktops with slate inserts. Large floor to ceiling store cupboards.



### Vestibule

1.51 m x 1.31 m

Integrated larder fridge store cupboard.

### Boot Room

2.07 m x 1.33 m

Fitted shelves. Slatted drying shelves. Drying rail.

### Utility Room

3.64 m x 1.87 m

Tiled floor. Plumbed for automatic washing machine. Double glazed door. Vented for tumble dryer. Deep porcelain sink. Built-in store cupboard and boiler cupboard with slatted drying shelves and Worcester boiler. Coat hooks. Clothes drying pulley.



### First floor

#### Landing

6.47 m x 2.70 m

Access to loft which is partially floored.

#### Bedroom 2

3.77 m x 3.57 m

Built-in shelves and hanging cupboards.



### Family Bathroom

Tiled floor and walls. Built-in shelves. Built-in linen cupboard. Walk-in shower. WC. Wash hand basin. Double ended bath. Heated towel rail. Extractor fan.

### Bedroom 3

Fitted carpet.

### Master Bedroom Suite

5.98 m x 4.81 m



### Dressing Area

### En-suite Shower Room

3.55 m x 2.39 m

Heated towel rail. Walk-in shower. Tiled floors and walls. Fitted store cupboards.



### Outside

Mono pitch building 5.99 m x 4.18 m

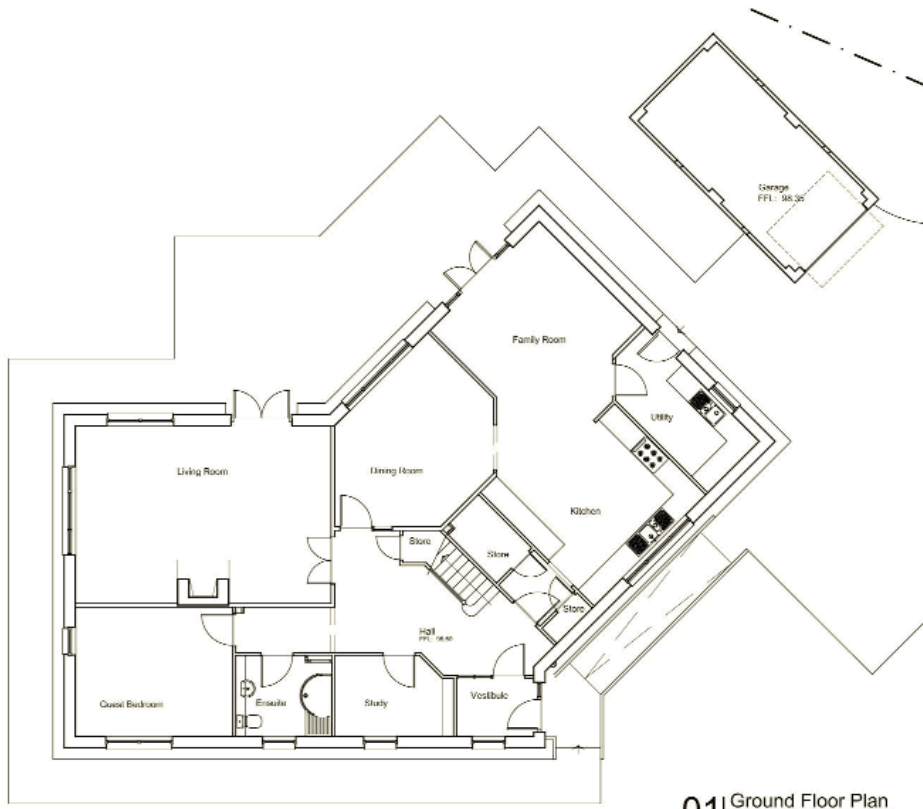
Hardwood floor. Double glazed French doors with twin glazed panels either side. Fully insulated and equipped with electrics and smoke alarm.

### Single Garage

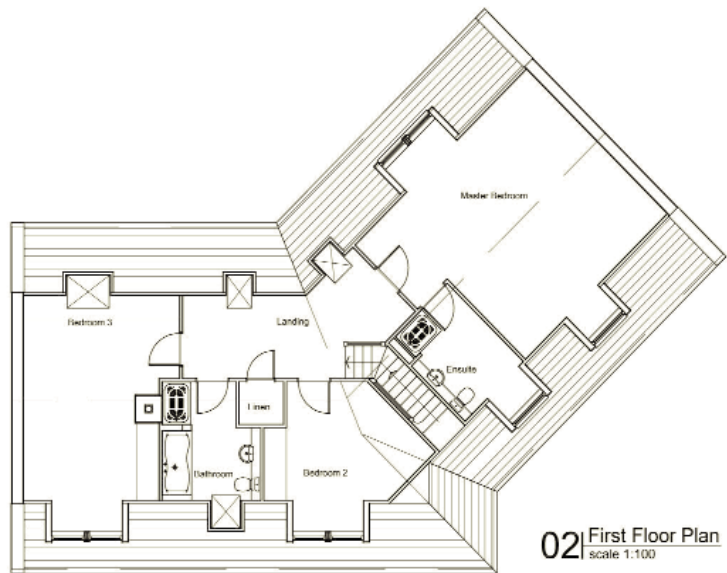
5.94 m x 2.87 m

Slate roof. Remote control automatic door. Pedestrian access door. Fitted shelves. Coat hooks.





**01** Ground Floor Plan  
scale 1:100



**02** First Floor Plan  
scale 1:100

**Services**

Mains electricity and water. Rain water recycling system. Septic tank drainage. Oil fired heating.

Council Tax Band – G

EPC – C

**Entry**

Early entry available

**Closing Date**

Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

**Offers**

Should be submitted in Scottish Form to:-  
Messrs. Grieve, Grierson, Moodie & Walker,  
Solicitors, 14 Castle Street, Dumfries DG1 1DR  
Tel : (01387) 266250 Fax : (01387) 257950  
[www.ggmw.co.uk](http://www.ggmw.co.uk)

The details presented have been carefully prepared and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. A purchaser should satisfy himself on the basic facts before a contract is concluded.