

Brazenall & Orr

Solicitors & Notaries

104 Irish Street, Dumfries, DG1 2PB

Tel: (01387) 255695

Fax: (01387) 252036



**2 HALLGUARDS MILL, HODDOM,
LOCKERBIE, DG11 1AS**

OFFERS OVER £225,000

EPC – C

2 HALLGUARDS MILL, HODDOM, LOCKERBIE

This unique, stylish and beautifully presented property forms part of an exclusive mill conversion and is situated within a small and select development in a peaceful, rural location. Hallguards Mill is approximately 7 miles from Lockerbie and 5.5 miles from Annan. The property has been finished to an extremely high specification throughout with double glazed windows, oak doors and finishings and underfloor heating throughout the ground floor. The accommodation, over two floors, comprises:- Spacious entrance hall, open plan kitchen/diner and double bedroom, which is currently used as office, with contemporary en-suite shower room on the ground floor. The lounge and master bedroom, both with uninterrupted views over Hoddom Golf Course towards the ruins of Hoddom Castle, are located on the first floor. There is a separate large garage with power, light, water and fob-operated rolling door. Parking is available in the courtyard to the front of the property. Viewing is highly recommended to appreciate the full potential this unique property offers.

Accommodation comprises:

Entrance Hall

Travertine floor tiles. Ceiling light fitting. Smoke alarm. Large under stairs cupboard.



Open Plan Kitchen/ Diner

5.00m x 3.35m (including kitchen units) (16'5" x 11'0") or thereby. Open from the Entrance Hall. Modern contemporary base and wall units providing ample cupboard storage. Integrated ceramic hob, double oven, cooker hood, microwave, fridge, freezer, dishwasher and washing machine. Granite sink with single drainer and mixer tap. Cupboard housing central heating boiler. Ceiling spot lights. Full length double windows to the front with vertical blinds and French doors to the rear leading out to the easily maintained garden space.



Bedroom 2

5.00m x 3.73m (16'5" x 12'3") or thereby. This room is currently used as an office by the current owners. Windows with deep sills to the front and rear. Ceiling light fitting. Travertine floor tiles. **For the avoidance of doubt the fitted shelving in this room is not included in the sale but may be purchased by separate negotiation.**



En-suite Shower Room

Modern contemporary fittings comprising fully tiled large shower cubicle, wash hand basin set in vanity unit and WC. Tiled floor. Large wall mounted mirror. Ceiling spotlights. Window to the rear. Extractor.



Carpeted stairs leading to first floor landing:-



Landing

Oak flooring. Large shelved storage cupboard housing hot water tank. Central heating radiator. Ceiling spot lights. Access to loft space.

Lounge

4.57m x 4.57m (15'0" x 15'0") or thereby. Open plan from the landing. Window to the front overlooking the courtyard and to the rear overlooking the River Annan, Hoddom Golf Course and Castle. Oak flooring. Wood burning stove. Ceiling spotlights. Central heating radiator.



Master Bedroom

4.57m x 3.05m (15'0" x 10'0") or thereby. Oak flooring. Windows to the front and rear. Central heating radiator. Built-in double wardrobe. Ceiling spot lights.

En-suite Shower Room

Modern contemporary fittings comprising large shower cubicle, wash hand basin set in vanity unit and WC. Shelved storage unit. Large wall mounted mirror. Tiled floor. Ceiling spotlights. Central heating radiator/heated towel rail.



Dressing Room

2.43m x 1.83m (8'0" x 6'0") or thereby. Velux window. Fitted with hanging rails. Ceiling light fitting. Central heating radiator.

Outside

Path from paved courtyard leads to the front door of the property. Low maintenance area to the front laid with gravel and mature shrubs.

Easily maintained area to the rear comprising extensive paved patio overlooking the River Annan towards the Golf Course.

Large garage with power, light, water and a fob-operated rolling shutter door.



Viewing

Strictly by appointment through the Selling Agents, Messrs Brazenall & Orr, 104 Irish Street, Dumfries, Tel: 01387 255695.

Offers	Offers Over £225,000 are invited.
Home Report	A Home Report is available for this property. Prospective purchasers should contact Brazenall & Orr Property Department for details of how to obtain a copy.
EPC	The Energy Performance Rating is C.
Note:	The seller reserves the right to sell without imposing a Closing Date and will not be bound to accept the highest offer or indeed any offer.
Note:	<p>These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchaser should satisfy themselves as to the basic facts before submitting any offer.</p> <p>Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars has been tested by the Selling Agents.</p> <p>A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.</p>