



Realter welcome to the market this superbly designed 4 Bedroom 1.5 storey house built in 2011 providing plentiful accommodation with an exceptionally high standard of finish, situated in the popular village of Johnstonebridge with close proximity to Moffat, Lockerbie and Dumfries. Finange is an ideal family home and viewing is highly recommended. Great attention to detail has been put into this property with hard wood finishes throughout, plentiful natural light in all rooms, excellent built in storage space in all bedrooms, bathrooms to ground and first floor and a spacious modern fitted kitchen, dining and family room ideal for modern living. Above the garage is further space to add in an additional bedroom or create an en-suite and dressing room for the Master bedroom. There are attractive and easy maintained gardens with a pleasant rural aspect and the driveway affords plentiful parking. Finange has excellent links to Glasgow and Edinburgh and the local area benefits from a primary school, doctors surgery, swimming pool and leisure complex in the process of being constructed in Beattock 6 miles away with all-weather Muga playing surface and new hall being built which will include a post office, shop, gym and Badminton court. Entrance Vestibule Enter through double glazed front door into vestibule with double glazed windows to front and side with blinds, fitted carpet and internal half glazed door to hallway. Hallway The L shaped hallway benefits from a fitted carpet, 2 radiators, built in cupboard, 2 ceiling lights and coving. The stairs are in front, the Lounge lies to the right at the front with the Kitchen, Dining and family room to the rear on the right. The Downstairs bedrooms are along corridor to the front and rear with the family bathroom to the rear. The doors, skirtings and surrounds are all hard wood finish. Lounge (15' 5" x 14' 11" or 4.69m x 4.54m) The spacious and light Lounge has double glazed window to the front with blinds and curtain pole, focal marble hearth and surround with inset electric fire - there is a chimney behind which lends itself to a multi fuel stove. In addition there is a fitted carpet, ceiling light, coving, radiator and TV point. Open Plan Kitchen, Dining Area and Family Room (18' 6" x 13' 8" or 5.64m x 4.16m) Superb room ideal for modern family living. Kitchen and Dining Area Modern fitted kitchen with wall and base units, plentiful work surfaces, gas hob with extractor hood above, double built in electric ovens and microwave, under unit lighting, double stainless steel sink, laminate flooring, integral fridge freezer and dishwasher, ceiling light, double glazed window to rear garden and door through to rear hall and utility area. Family Room The family area has a fitted carpet, radiator, ceiling light, coving, TV point and double glazed French doors with blinds to rear garden. Rear hallway (12' 5" x 9' 3" or 3.79m x 2.82m) There is a double glazed rear door to rear vestibule, base units, ceiling light, coving and integral door to garage. Utility Room Plumbing and spaces for washing machine and tumble dryer, stainless steel sink and drainer with mixer tap, ceiling light, double glazed window to rear with blind and door through to cloakroom. Cloak Room Wc and sink. Rear Vestibule The rear vestibule has double glazed doors to the front with a paved ramp and to the rear with paved steps leading

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a lawn, flower beds a range of trees and bushesPatioTo the rear of the property is a decorative paved patio with coach lightRear GardenThe rear garden is mainly laid to lawn with wooden boarded fencing, shrubs, trees and bushes giving it an attractive and easy maintained feel. A decorative chipped path with round paving stones runs along the rear of the property and around the gable side with a further raised patio outside the Family

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