



## Taigh Na Tobair, Eskdalemuir, Langholm, Dumfries and Galloway, DG13 0QL

Beautifully Presented & Spacious, Four-Bedroom, Detached Home with Gardens & Driveway

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# Property Description

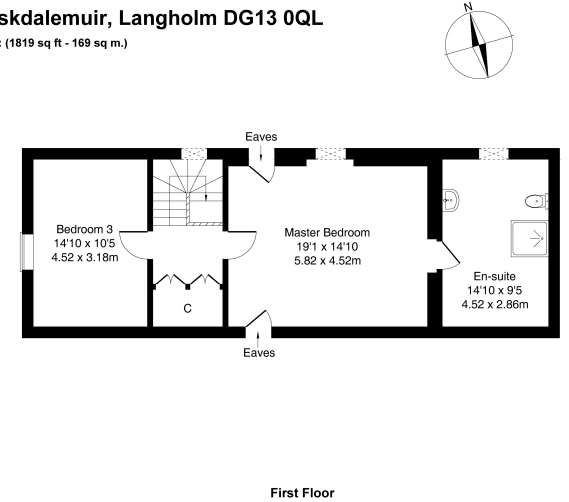
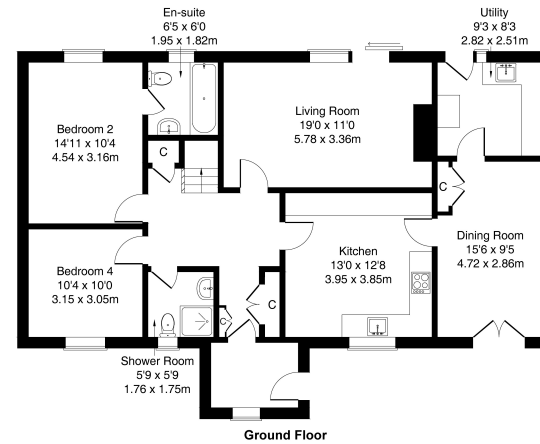
Beautifully presented and exceptionally spacious, four-bedroom, detached family home, with private gardens and driveway. Quietly located, with an end-of-cul-de-sac position, in the picturesque rural village of Eskdalemuir, Dumfries and Galloway. Comprises an entrance porch, hall, living room, kitchen, dining room, utility room, four double bedrooms, an en-suite shower room, an en-suite bathroom, and a shower room. Rarely available, this idyllic location offers an enchanting retreat, with superb open views to both aspects, across the moorlands and the local hills.

Highlights include a fitted kitchen with a full range of appliances and ceramic tiled flooring with inlaid patterns, tiled and modern bathrooms, and a well-maintained wood-burning stove. Further features include contemporary lighting, double glazing including Velux windows; and excellent bespoke storage solutions, plus eaves spaces and a loft. In addition, there is underfloor heating for the porch, hall, lounge, kitchen, utility, shower room and en-suite; with radiators for the bedrooms. An oil combi boiler, installed in 2020, is under warranty and is contracted for yearly maintenance. The gardens include raised beds, lawns, patios, a herb garden, an eclectic mix of established shrubbery and fruit trees, a store shed, a wood store, a polytunnel, and a multi-vehicle driveway. A mature hedge surrounding the front offers excellent privacy and a home for birds and wildlife. Named Taigh na Tobair after the stone-surrounded-well in the front garden - Gaelic for 'house of the well'.

A welcoming entrance porch offers space for outerwear; and opens into the hallway, featuring convenient built-in storage and affording access throughout the majority of the ground floor and the carpeted stairs leading to the upper hall. A spacious living room is tastefully finished, with light decor, solid wood flooring, a wood-burning stove and French patio doors leading to the rear wooden deck - with spectacular views to the rear. The dining room features French patio doors that lead to the southerly-facing front garden and provides access to the utility room that features units, worktops, a sink, space for appliances and garden access. Accessed from both the hall and dining room, the bright kitchen is fitted with wall and base units, worktops, a tiled surround and a sink with drainer, and offers further space for dining. Appliances include a cooker with a gas hob and double electric oven, dishwasher, fridge/freezer, washing machine, tumble dryer and a further freezer, housed between the kitchen and utility.

Set to the rear, bedroom two has carpeted flooring and an en-suite bathroom, fitted with a three-piece suite including a shower over the bath, tiled splash walls and a heated towel rail; whilst a further carpeted bedroom is set to the front, adjacent to the shower room. On the upper floor, the landing offers superb storage, with the exceptionally spacious, carpeted master bedroom, with light decor, spotlights, eaves storage, a Velux window with superb views and a large modern en-suite shower room. Completing the accommodation, a further well-finished bedroom is set to the opposite aspect with a side window.

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Approximate Gross Internal Area: (1819 sq ft - 169 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.









# Area Description

Eskdalemuir is a quiet rural village, located in Dumfries and Galloway, under an hour's drive to each of the towns of Dumfries and Carlisle on the English border and under 15 miles from the charming towns of Langholm and Lockerbie, both having primary and secondary schools, supermarkets and excellent medical clinics, and both served with public transport from Eskdalemuir. The house is set back from the A709, that provides swift travel to the surrounding areas and further afield, and public transport is a short walk away. In the heart of the countryside, the Esk Valley is a popular destination for motorbikers, cyclists, walkers and tourists. This idyllic location has superb scenery, with plentiful countryside walking paths, including along the nearby Esk River. The Samye Ling Tibetan Monastery also provides a pleasant mile-long walk from the village to the monastery. In the valley, there is a prehistoric trail including two stone circles, a prehistoric settlement and a fort - all within walking distance from the house, and up to 80 other sites of archaeological interest in close proximity. The Old School Hub and Cafe across the road from the house is a thriving centre for the community, offering art and culture, social and health events, courses and support for residents.























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