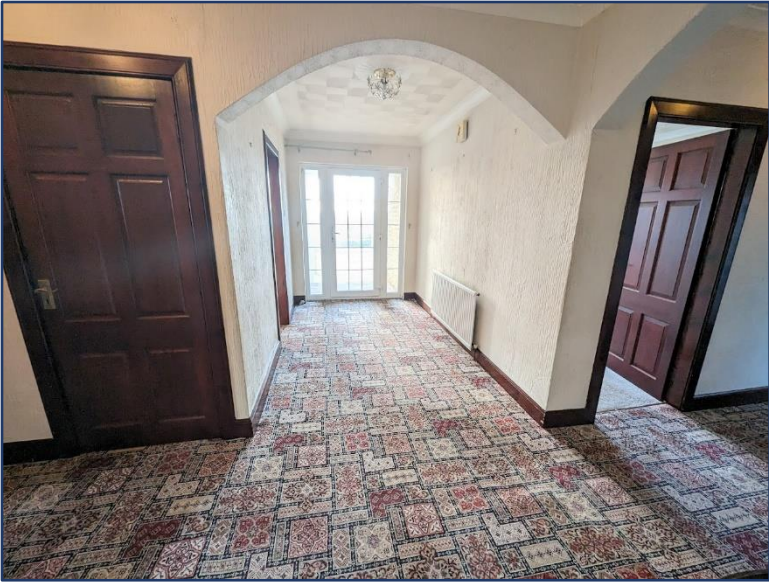


Mattsville,  
Shieldhill Road,  
Torthorwald, DG1 3PS  
Price: Offers Over  
£365,000





Spacious and impressive 3 bedroom house sitting in an elevated position with approximately 5.5 acres of land, and with an exceptionally generous amount of living space and beautiful surroundings. Benefits from underbuilding below with double garage, storage room, double glazing, parking for several cars and oil central heating. Torthorwald sits approx. 4 miles northeast of Dumfries Town Centre which has a wide array of shopping/amenities. The A75 links northwest following through South West Scotland or one can travel north/east to Glasgow/Edinburgh respectively whilst travelling south the A75 links with the M74/M6 south.





Spacious T-shaped entrance hall with doors to three bedrooms, bathroom, sitting room, kitchen/living room and door to garage.

Sitting room which is a bright room with patio doors to the garden and great views over open countryside. Brick fire place and hearth with wood burning stove

Open plan kitchen/dinner/living room, large room with dual aspect windows to front and rear. Kitchen has wall and base units, integrated electric oven. Sink and a half with mixer tap and right hand drainer. Brick fireplace with multi-fuel stove.

Further hallway with doors to utility room and study. Utility room has units, sink and half with mixer tap and right hand drainer. Boiler and shelves. Window to rear. Office with window to side and wood panelled wall.





Bedroom 1 with en-suite wet room, good size bedroom with window to side, built-in wardrobe with hanging rail and shelf. Wet room with W. C., wash hand basin and shower, fully splash back. Window to front.

Family sized bathroom with bath, shower cubicle, W C. and wash hand basin with mixer tap. Part splashback. Window to front.

Bedroom 2 is a double bedroom with window to rear. Bedroom 3 is also a double with window to front.





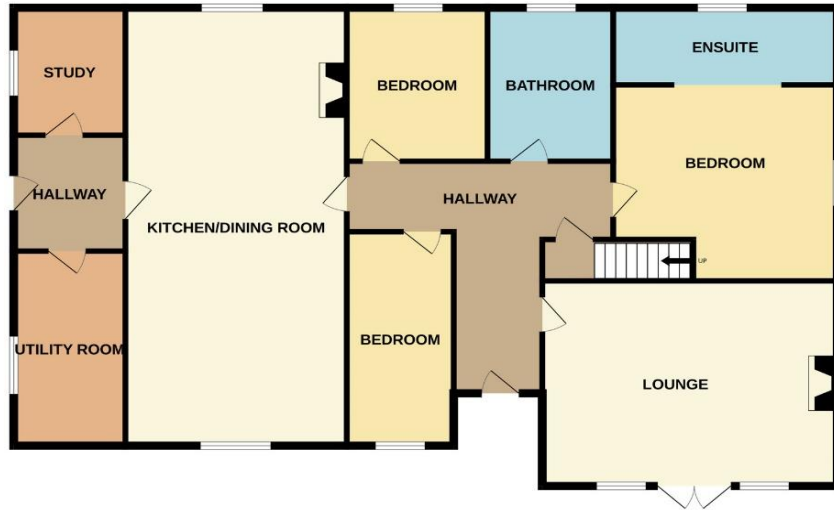
Two garages under the house, both with up and over doors, power and light and a further to storage rooms. Outside there is a driveway leading to the property with space to park several cars. Stairs to either side leading to the rear garden which is paved. Good side rear garden which is easily maintained. Gate leading to approx. 5.5. acres of land.



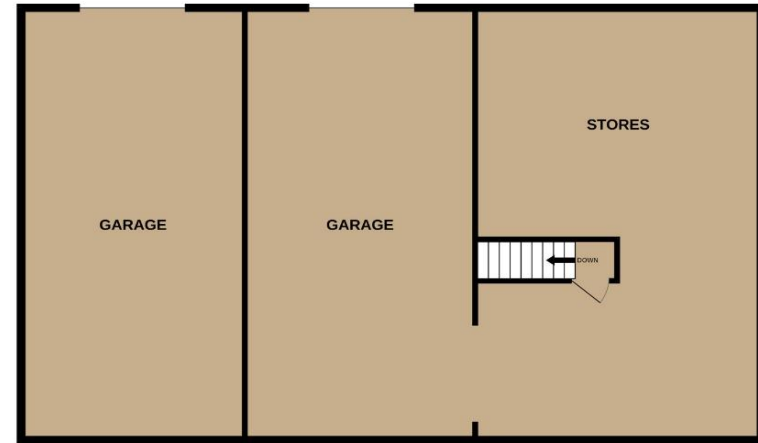


These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.

GROUND FLOOR



LOWER FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Measurements –

- Entrance hall – 5.14m x 6.91m
- Bedroom 1 – 4.90m x 4.28m
- Bathroom – 3.49m x 2.97m
- Bedroom 3 – 3.56m x 3.46m
- Side entrance – 2.39m x 2.36m
- Utility Room – 3.48m x 2.28m
- Garage 2 – 8.72m x 4.72m
- Room 2 – 5.84m x 5.31m
- Sitting Room – 6.14m x 5.51m
- En-suite – 4.12m x 1.67m
- Bedroom 2 – 4.31m x 2.86m
- Kitchen/Living Room – 9.70m x 4.49m
- Study – 3.55m x 2.29m
- Garage 1 – 9.39 x 4.60m
- Room 1 – 5.85m x 5.32

Please note –  
A clawback provision will be inserted in a sale giving the seller a share in future development of the field.

EPC – E

CT - G