

G · A · P

Galloway & Ayrshire Properties





Semi-detached stone house within easy walking distance of town centre.

The property is in first class order offering deceptive accommodation over 2 levels comprising:-

VESTIBULE, HALL, SITTING ROOM, DINING ROOM, fully fitted KITCHEN, SUN PORCH, double BEDROOM.

Upper floor with full BATHROOM and large Double BEDROOM with river and hill views.

Enclosed private courtyard.

Stone outbuilding with vehicle access.

Extensive rear parking and easily maintained garden

Gas central heating. Double glazed.

Mains services

OFFERS OVER £128,000

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



ACCOMMODATION:

Access from the front through a UPVC panel door to

Vestibule 1.26 x 1.13m with ceiling light, tiled walls and floor, cloak rail and etched glass panelled door to

Hallway 1.26 up to 1.62 x 3.21 min with smoke alarm, ceiling light, power points, range of built-in storage cupboards, radiator, carpeted stairs to the upper floor

Sitting Room 4.38 x 3.24m front DG window with vertical blinds and painted timber panelled shelf, satellite connection, telephone point, smoke alarm, feature polished stone fireplace with open fire and blanked gas connection, power points, radiator and ceiling light

Dining Room 3.25 x 4.26m good sized room with vinyl flooring, opaque glazed door to the Sun Lounge, internal DG window with a wooden venetian blind, built-in cupboard housing the gas-fired Combi boiler, two radiators one with Fretwork cover, dado rail, power points, 2 ceiling lights, smoke alarm, hatch to loft space, wall up lighters and central heating thermostat. Archway to Kitchen and glass panelled door to bedroom 2.



Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches. Terms and conditions apply. **Disclaimer: Misrepresentation Act 1967**
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- Kitchen** 2.5 x 3.26m side DG window, fully fitted kitchen in light wood finish with base and wall units, block effect worktops, drawer units, integrated refrigerator and small freezer, gas and electric cooker connections, plumbed for washing machine and dishwasher, enamel 1 1/2 sink with chrome mixer tap, power points, telephone point, down lighters, smoke alarm and carbon monoxide detector. Open corner shelving, vinyl flooring, concealed cooker extractor.
- Bedroom 2** 2.79 x 3.4m with internal DG window with vertical blind to the Sun porch, power points, radiator, glass panel door to a deep under stairs storage cupboard.
- Sun Porch** 2.92 x 1.78m fully double glazed with windows and door to courtyard, power points, internal windows to both the dining room and bedroom 2, ceiling light, cloak rail, radiator, vinyl flooring.
- Upper floor** Small landing with rear Velux window, loft hatch
- Bedroom 1** 4.31 x 3.39m double room with part coombed ceiling, large front DG windows with views over the River Cree to the Galloway Hills. Radiator, power points, ceiling light
- Bathroom** 2.38 down to 1.07 x 3.93m Two front DG windows, panelled bath, shower cubicle, tiled vanity WHB with cupboard storage and WC. Vertical radiator and wall tiling.

Grounds

Access from the Sun porch leads to a fully enclosed courtyard with brick walls, side gate and paved patio area, outside lighting, gas meter box and outside tap. Access

Outbuilding 4.7 x 5.4m stone outbuilding under profile roof with UPVC door from the courtyard, single glazed rear window, double doors to the front (currently boarded over) for vehicle access also UPVC door opening to the parking area. Power points and lighting. Boarded office area. Timber steps that lead to the upper level which is floored. Potential for garage, workshop or conversion

At the rear we have a large area of parking with double gates on either side and a garden area to the rear with ornamental shrubs and plants and a small pond

NOTES

It is understood that certain items of furniture and white goods may be available by separate negotiation

COUNCIL TAX

Band (£1,544.66 for 2022/23 to include water and drainage)

EPC Rating

D - 58

SERVICES - Mains water, drainage, gas and electricity

