



13 Braeside, Haugh of Urr, Castle Douglas, DG7 3JN

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“Attractive, semi-detached bungalow in a sought after village of Haugh of Urr”

- + Entrance Vestibule
- + Hall
- + Sitting Room
- + Kitchen
- + 3 Bedrooms (1 currently used as a Dining Room)
- + Shower Room

Outside

- + Garden
- + Garden shed

EPC Rating D

Council Tax Band B



LOCATION

The property is located in the popular Haugh of Urr village. Haugh of Urr has a church, village hall, public house and park. There is a popular primary school close by at Hardgate. The village is situated approximately 4 miles from the market town of Castle Douglas and the A75 Euro route can be accessed easily from which the regional centre Dumfries is some 14 miles distant.

DESCRIPTION

Well-presented semi-detached 3 bedroomed bungalow. It is in good decorative order and benefits from double glazing, gas central heating and a wood burning stove in the sitting room. There is also off road parking at the front of the property for two vehicles and a large rear garden.

ACCOMMODATION

Entrance Vestibule

Half glazed front door opens to Vestibule; hooks for keys and hooks for coats; glazed door with opaque glass and glazed side panels to hall; wooden flooring.

Hall

Doors to sitting room, 3 bedrooms, shower room, storage cupboard housing Glow-Worm Ultimate 30c gas boiler, shelving and hooks; access hatch to roof space; radiator; carbon monoxide detector; wooden flooring.

Sitting Room

Attractive room with Clearview 500 woodburner set on a slate hearth and a brick surround; window to front; television aerial connection; fitted wall shelving; carbon monoxide detector; smoke alarm; radiator; wooden flooring; glazed door to kitchen.

Kitchen

Rear facing window overlooking the garden; half glazed external door to rear garden; good range of fitted wall units and floor units; 1.5 stainless steel sink unit and drainer with mixer tap; space and plumbing for washing machine and tumble dryer; space for fridge freezer; space for cooker; part tiled walls; radiator; smoke detector; wall cupboard containing electric meter and fuse box; vinyl flooring.

Bedroom 1

Window to front; built-in wardrobe with hanging space and shelving; radiator; wooden flooring.

Bedroom 2

Dual aspect windows to side and rear; built-in wardrobe with hanging space and shelving; radiator.

Bedroom 3

Window to rear; built-in wardrobe with hanging space and shelving; radiator; wooden flooring.

Shower Room

Obscure glazed window to rear; white suite of WC; wash hand basin with mixer tap set in vanity unit with cupboard with shelf; walk in shower with glazed screen and Mira electric shower; shower wall panelling; vinyl floor tiles; radiator; part tiled walls; Xpelair extractor fan.

External

To the front of the property is a shingled area with parking for two cars. Gas meter on wall.

Garden

To the rear of the property is a large garden laid mainly to lawn with a large wooden shed with lighting and power points for storage and for keeping logs. There is also a patio area and flower border. There is a pathway leading from the rear garden at the side of the house to the front.

VIEWING

By arrangement with the Selling Agents on 01556 504038.

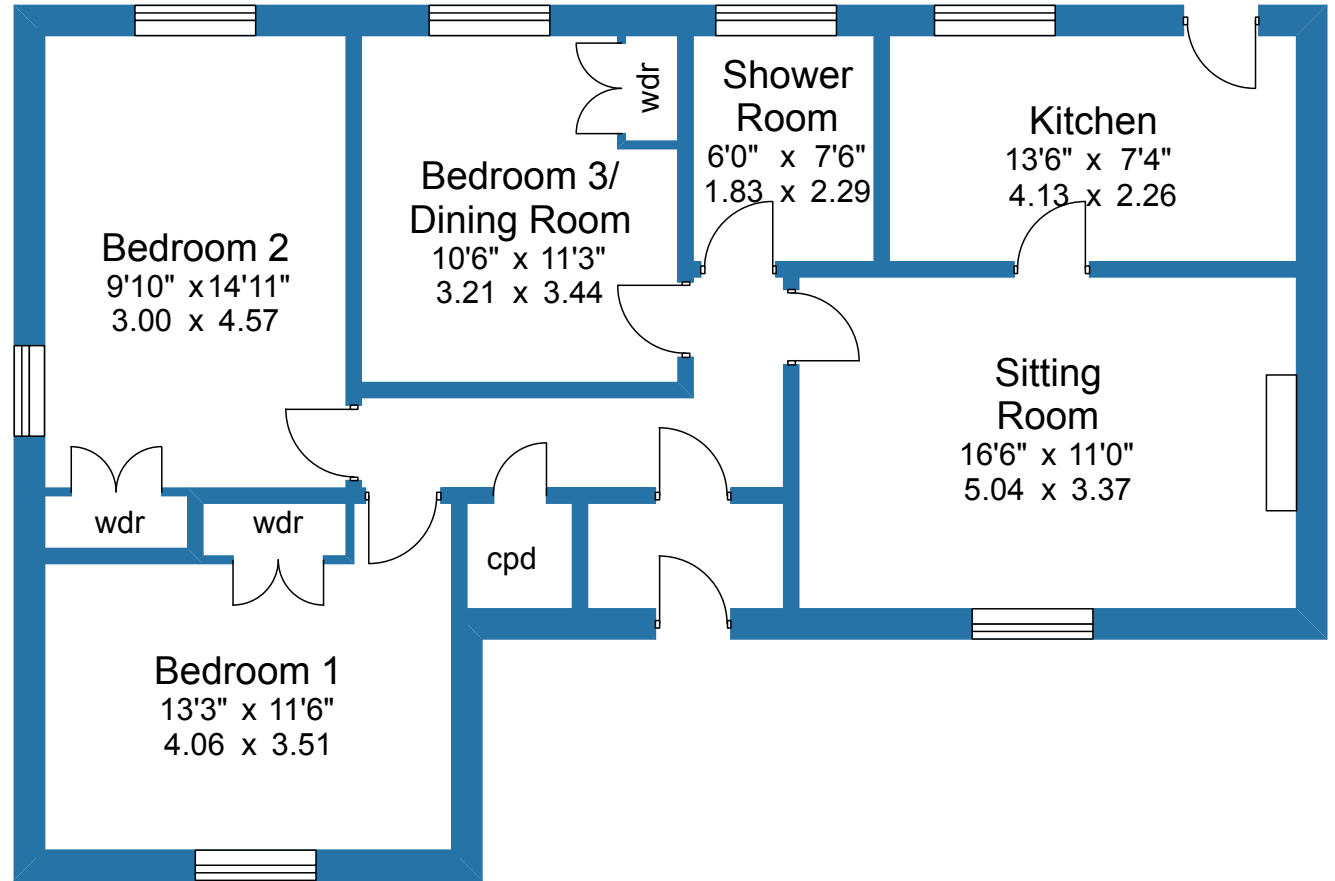
HOME REPORT

A home report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into www.onesurvey.org.

OFFERS

Offers in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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