



Corbridge House, Milton, Crocketford, Dumfries, DG2 8QT

GG&B
PROPERTIES

Corbridge House, Milton, Crocketford, Dumfries, DG2 8QT,

“Immaculately presented modern detached family home on the outskirts of the peaceful Hamlet of Milton”

Ground Floor

- + Entrance Hall
- + Dining Kitchen
- + Utility Room
- + Dining Room
- + Lounge
- + Games Room
- + Laundry Room
- + Shower Room

First Floor

- + 6 Double Bedrooms, all en-suite
- + Family Bathroom

Outside

- + Sizeable Gardens
- + Patio
- + Double Garage with En-suite bedroom above

EPC Rating B

Council Tax Band G



LOCATION

Corbridge House is located on the outskirts of the rural hamlet of Milton which lies approximately 3 miles from the village of Crocketford. Crocketford, previously a toll village known as Nile Mile Bar, is situated midway between Dumfries and Castle Douglas, being 9 miles to each town. Amenities in the village include a shop, hotel and pub and village hall. Milton lies approximately half way between Dumfries and Castle Douglas on the Old Military Road.

DESCRIPTION

Immaculately presented, detached, modern family home with good sized gardens and double garage on the outskirts of the peaceful hamlet of Milton. The property enjoys spacious, light filled rooms with views over the adjoining countryside. Corbridge house is in excellent decorative order with oak doors and skirting boards throughout, underfloor heating throughout the ground floor and a feature solid oak staircase in the entrance hall.

There is UPVC double glazing, gas central heating and a feature wood burning stove in the lounge. The ground floor offers spacious accommodation featuring a large lounge with adjoining games room, dining kitchen with large utility room and a dining room. A shower room, laundry room and cloak room complete the ground floor. Upstairs there are 5 double bedrooms, all of which are en-suite and also served by a large family bathroom. There is a 6th bedroom with en-suite bathroom above the double garage with its own entrance from the rear garden.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor

Entrance Hall

UPVC part obscure glazed door opens into large welcoming entrance hall with 2 windows to the front; carpeted solid oak feature staircase to first floor; engineered oak flooring which continues to the lounge, dining room, games room, inner hall and cloak room; glazed double doors to lounge and dining room; doors to dining kitchen and cloak room; 2 smoke alarms; under floor heating thermostat; alarm.

Lounge

Spacious, light filled lounge with windows to three walls overlooking gardens; wood burner set in feature fireplace with oak mantle and polished stone hearth; television connection point; Openreach connection point; door to inner hall; underfloor heating thermostat; smoke alarm.

Inner Hall

Doors to games room, cupboard housing underfloor heating system and laundry room containing built in shelving and obscure window to side; engineered oak flooring continues from lounge to games room.

Games Room

2 windows to rear with views over rear garden and countryside beyond; television connection point; underfloor heating thermostat.

Dining Kitchen

Spacious dining kitchen with bay window to front overlooking garden and countryside beyond; range of modern fitted grey wall units with 2 integrated Hot Point ovens, space for American style fridge freezer; large island unit with grey floor units and black quartz worktop; stainless steel sink; Zanussi 6 ring hob with stainless steel extractor hood; breakfast bar area; space for large dining table; downlights; tiled floor which continues through to the utility room; smoke alarm; door to Utility Room

Utility Room

Range of grey wall and floor units with black complementing worktops; 2 windows to rear overlooking countryside; stainless steel sink, drainer and mixer tap; Logik washing machine; integrated Cata dishwasher; xpelair extractor fan; alarm; door to back hall.

Back Hall

UPVC part obscure glazed door to rear garden; door to double garage; carpeted stairs to bedroom 6.

Bedroom 6

Large double bedroom with windows to front and rear and en-suite bathroom; coomb ceiling; television connection point; 2 radiators; fitted carpet.

En Suite Bathroom

Suite of W.C., wash hand basin, bath and Mira electric shower cubicle with glass sliding doors and tiles to wall; tiled floor; heated towel rail; xpelair extractor fan.

Dining Room

Large room with 2 windows to rear; television connection point; underfloor heating thermostat.

Cloak Room

Coat hooks; door to shower room.

Shower Room

Suite of W.C., wash hand basin and Triton electric shower in wet room area with tiles to walls and floor; obscure window to rear; part tiled walls.



First Floor Landing

Feature solid oak carpeted staircase with balustrade to spacious first floor landing; window to front; doors to bedrooms 1, 2, 3, 4 and 5, bathroom and shelved cupboard; hatch to attic; fitted carpet; 2 radiators; smoke alarm.

Master Bedroom

Large spacious double bedroom with en suite bathroom; 2 windows to rear overlooking countryside; integrated double wardrobe with shelving and hanging space; integrated single wardrobe with shelving and hanging space; television connection point; fitted carpet; 2 radiators; smoke alarm.

En Suite Bathroom

Good sized bathroom with suite of W.C., wash hand basin with tiled splashback; mains rainforest shower cubicle with glass doors and tiled walls; freestanding roll top bath; 2 obscure windows to side; heated towel rail; wall mounted mirror with lights; linoleum flooring; extractor fan.

Bedroom 2

Large double bedroom with shared en suite; window to front of property; integrated double wardrobe with shelving and hanging space; built in dressing table; slight coomb ceiling; television connection point; smoke alarm; fitted carpet; door to en suite.

En Suite

Doors to bedrooms 2 and 3; suite of W.C., wash hand basin with tiled splashback; mains shower corner cubicle with glass sliding doors and tiled walls; heated towel rail; wall mounted mirror with light; extractor fan; linoleum flooring.

Bedroom 3

Large double bedroom with shared en suite with bedroom 2; window to rear; integrated double wardrobe with shelving and hanging space; built in dressing table; slight coomb ceiling; television connection point; smoke alarm; fitted carpet.

Bedroom 4

Double bedroom with en suite shower room; window to front; built in dressing table and wardrobe with shelving and hanging space; television connection point; radiator; smoke alarm; fitted carpet.

En Suite shower Room

Suite of W.C., wash hand basin and mains shower corner cubicle with glass sliding doors and tiles to walls; heated towel rail; extractor fan; linoleum flooring.

Bedroom 5

Double bedroom with en suite shower room; window to front; built in dressing table and wardrobe with shelving and hanging space; television connection point; radiator; smoke alarm; fitted carpet.

En Suite shower Room

Suite of W.C., wash hand basin and mains shower corner cubicle with glass sliding doors and tiles to walls; heated towel rail; extractor fan; linoleum flooring.

Bathroom

Family bathroom comprising suite of W.C., wash hand basin, mains shower cubicle with glass doors and tiles to walls and freestanding roll top bath; obscure window to rear; slight coomb ceiling; heated towel rail; extractor fan; linoleum floor.

Double Garage

Double electric doors to the front of the property and window to the rear; stainless steel sink and drainer; fuse box; door to boiler room containing window to rear, coat hooks, Worcester boiler and hot water tank.

OUTSIDE

Garden

The property is accessed via double wooden gates into a generously sized parking area which leads to the double garage and the front door. The garden is largely laid to lawn which wraps around the property and is encompassed by hedging. A paved patio seating area with raised flower beds is located to the front along with a flower, shrub and small tree border which is located beyond the lawn. To the side there are wood stores, 2 outside taps, 3 gas boxes, outside power sockets and 4 outside lights around the property. A water treatment facility is further located in the rear garden underground.

VIEWING

By appointment with the selling agents on 01556 504038.

HOME REPORT

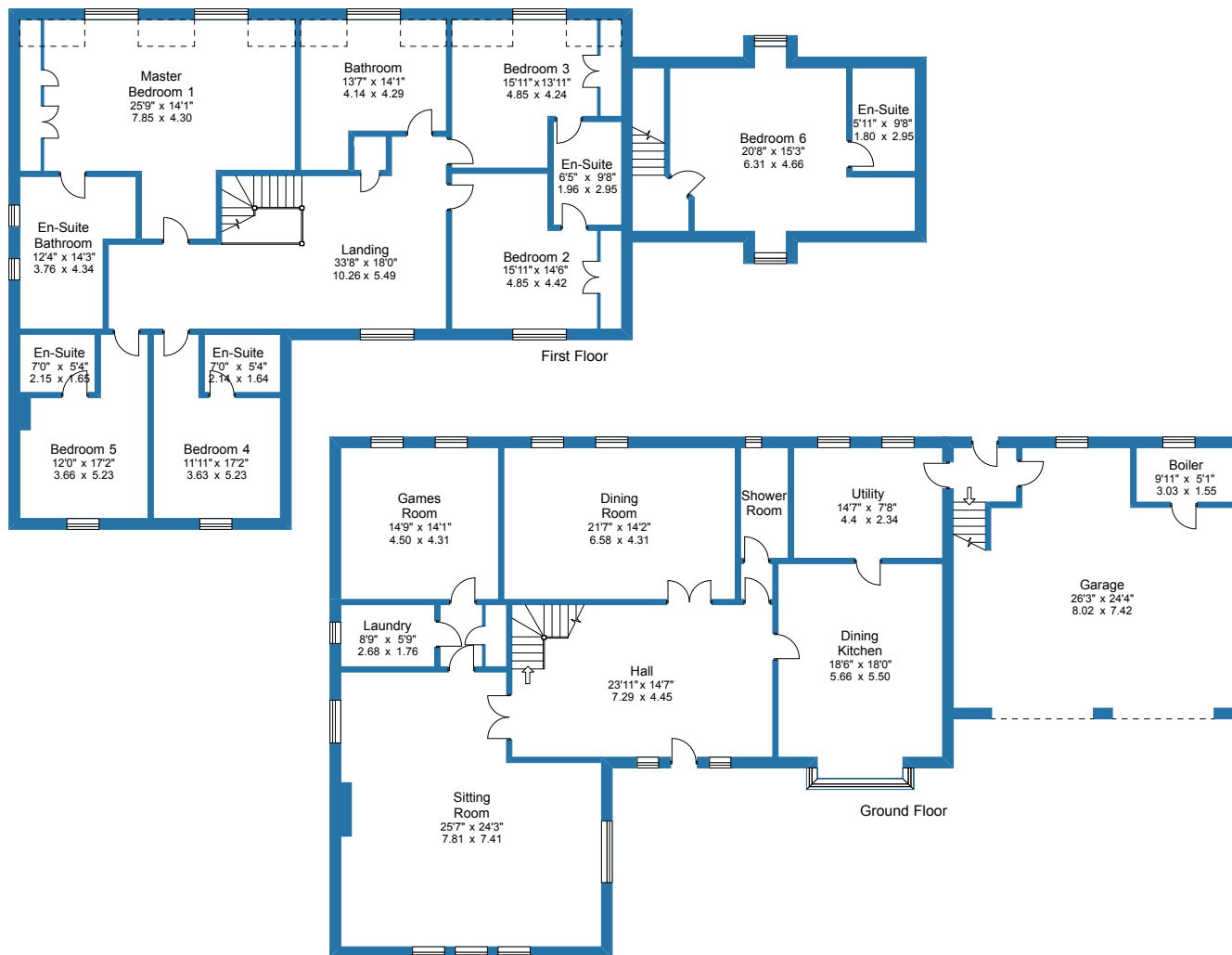
A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org

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.







135 King Street
 Castle Douglas
 DG7 1NA
 01556 503744

33 High Street
 Dalbeattie
 DG5 4AD
 01556 611247



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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