



25 Main Street, Crossmichael, Castle Douglas, DG7 3AU

25 Main Street, Crossmichael Castle Douglas, DG7 3AU

“Well presented, end terraced, family home with garage and generous sized rear garden.”

Ground Floor

- + Lounge
- + Dining Kitchen

First Floor

- + 3 Bedrooms (1 with En-Suite Shower Room)
- + Shower Room

Outside

- + Large Garden
- + Garage
- + Garden Shed

EPC Rating E



LOCATION

The property is centrally located in the popular village of Crossmichael. Crossmichael village has its own general store and post office, hotel with restaurant, marina and primary school. The village has an active community including a church. Crossmichael is well placed for access to Loch Ken which is utilised for sailing, paddle boarding and wild swimming and for walks amongst the countryside for which Galloway is renowned. The market town of Castle Douglas is approximately 3 miles distant.

DESCRIPTION

Well presented, end terraced, family home with garage and a generous sized rear garden. This property enjoys spacious, light filled rooms in good decorative order with UPVC double glazing, oil central heating and a wood burning stove in the lounge.

The vestibule opens into a spacious, light lounge with adjoining modern fitted dining kitchen which has direct access and views to the garden. An open tread staircase leads to the first floor which has three double bedrooms (one with en-suite shower room) and a family shower room.

ACCOMMODATION

Ground Floor

Vestibule

Part obscure glazed UPVC external front door; parquet flooring; obscure glass inner door and large side screen to lounge.

Lounge

Spacious and light with large window to the front; wood burning stove with a tiled surround and hearth; fitted storage shelves; natural wood fitted sideboard with storage shelving and cupboards; natural wood open tread staircase to the first floor; television aerial connection; wall lights; coving; smoke alarm; central heating thermostat; fitted carpet; two radiators; glazed door to the dining kitchen.

Dining Kitchen

Spacious, light room with two rear facing windows overlooking the garden; modern fitted wall and floor units incorporating some open shelved and glass fronted units with a complementing worktop and a splash-back; stainless steel sink unit and drainer; gas cooker connection; extractor fan; space and plumbing for washing machine, tumble dryer and under counter fridge; telephone point; central heating control; vinyl flooring; radiator; part glazed UPVC external door to the garden.

First Floor

First Floor Landing

Natural wood open tread staircase to a spacious first floor landing with wood lined covered balustrade across the landing; fitted storage shelf; wall light; smoke alarm; radiator.

Bedroom 1 with En-Suite Shower Room

Good sized double bedroom; window to the front with distant loch views and window to the rear overlooking the garden; fitted carpet; radiator; obscure glass door to en-suite shower room.

En-Suite Shower Room

Part coomb ceiled; modern white suite of w.c. and wash-hand basin with splash-back; corner shower cabinet with Mira Sport shower and waterproof wall panelled surround; extractor fan; downlights; vinyl flooring; chrome radiator rail.

Bedroom 2

Part coomb ceiled; double bedroom with window to the front and views towards the loch and Balmaghie Church beyond; recessed wardrobe with hanging space and shelving; two fitted storage shelves.

Bedroom 3

Part coomb ceiled; double bedroom with window to the rear overlooking the garden; double built-in shelved airing cupboard with hot water cylinder; ceiling access hatch; laminate flooring.

Shower Room

Good sized room with obscure glazed window to the rear; modern white suite of w.c. and wash-hand basin with splash-back; large shower cabinet with mains shower over and waterproof wall panelled surround; extractor fan; downlights; chrome radiator rail.

Outside

Rear Garden

The external rear door from the dining kitchen opens on to a covered seating area with outside light and outside water tap. From here, there is access to the rear of the garage and the garden.

The large, level rear garden is laid mainly to grass with vegetable gardens, wooden garden shed and oil tank. The garden is bounded by fence on two sides with a wall at the rear.

Garage

Metal up and over door to the front; wooden pedestrian door to the garden; concrete floor; power and light; Navien oil central heating boiler; meters and fuse box.

VIEWING

By appointment with the Selling Agents.

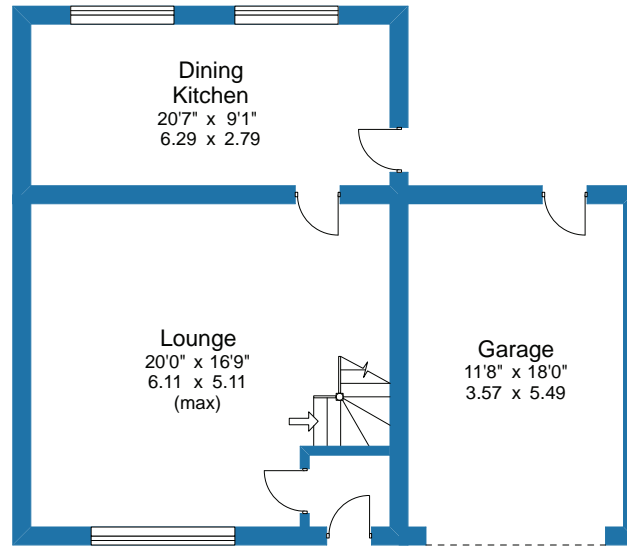
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

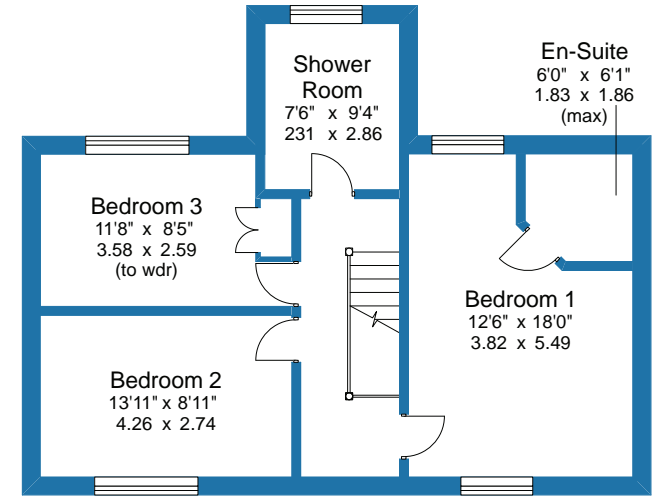
OFFERS

Offer 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.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

