



Jote, Square Point, Castle Douglas, DG7 2LL

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“Attractive detached cottage
with adjoining byre, sizeable rear
garden and parking”

Ground Floor

- + Sitting Room
- + Dining Room
- + Kitchen
- + 2 Double Bedrooms (1 with En-Suite Shower Room with w.c.)
- + Shower Room with w.c.

Outside

- + Rear Garden
- + Byre
- + Garage
- + Greenhouse

EPC Rating F



LOCATION

Jote is located approximately 2 miles north west of Castle Douglas along the A713 to Ayr. Castle Douglas is a popular market town which has a good range of independent shops, primary and secondary schools, park with loch, churches, theatre, swimming pool and all other facilities commensurate with a town of its size. It is also well placed for making the most of the beautiful Galloway countryside.

DESCRIPTION

Attractive, detached cottage with adjoining byre, sizeable rear garden and parking. The property enjoys spaciouly laid out, well proportioned, high ceiled rooms in good decorative order comprising two reception rooms, kitchen, two double bedrooms (1 with en-suite shower room and w.c.) and a separate shower room with w.c. It has UPVC double glazing, electric storage heaters supplemented by electric panel heaters and an open fire in the lounge.

Outside, the delightful gardens have been attractively landscaped and contain a variety of flowers, shrubs and trees. There is vehicle access to the left side of the property and a wooden garage located along the lane at the right side of the property. The adjoining byre may be suitable for conversion, subject to obtaining the relevant local authority planning consents.

ACCOMMODATION

Ground Floor

Vestibule

Part obscure glazed UPVC external front door; built-in double cloaks cupboard with hanging space and shelving; telephone point; smoke alarm; ceiling access hatch; doors to bedroom 2 and the sitting room.

Sitting Room

Comfortable, spacious room with large UPVC window to the front and small single glazed window to the rear; stone built fire-place incorporating two display alcoves with a wooden mantel housing an open fire with back boiler; television aerial connection; carbon monoxide alarm; two wall lights; Dimplex storage heater; door to the inner hall.

Bedroom 2 with En-Suite Shower Room

Light filled double bedroom with large front facing window; built-in double wardrobe and further high level storage cupboards; broadband point; Dimplex electric storage heater; door to the en-suite shower room.

En-Suite Shower Room

White suite of w.c. and wash-hand basin; corner shower cabinet with waterproof wall panelled surround and Mira shower; extractor fan; fully tiled walls; fitted wall mirror; electric heated towel rail; Dimplex electric fan heater.

Inner Hall

Provides access to bedroom 1 and flows through to the rear hall; central heating control; telephone point; ceiling access hatch.

Bedroom 1

Double bedroom with large UPVC window to the front; two built-in double wardrobes with further storage cupboards above; built-in double airing cupboard with hot water cylinder and further storage cupboards above; further fitted double wardrobe; Dimplex wall panel heater.

Rear Hall

The rear hall give access to the dining room, shower room and kitchen. Part obscure glazed wooden external door to the rear garden; fitted cupboard with meters; smoke alarm; Dimplex electric storage heater.

Dining Room

Window to the side with views across the lane towards adjoining fields; telephone point; Dimplex storage heater and Dimplex wall panel heater.

Shower Room

Obscure glazed window to the rear; white suite of w.c. and wash-hand basin with a vanity unit under; large double walk-in shower cabinet with mains shower, seat and waterproof wall panelled surround; half height tiling to walls; Dimplex wall panel heater; electric heated towel rail; Dimplex electric fan heater.

Kitchen/Diner

Bright room with windows to the side and rear; natural wood fitted wall and floor units with a complementing natural wood effect worktop incorporating stainless steel sink unit and drainer; electric cooker; under counter fridge; half height tiling to walls; extractor fan; Dimplex wall panel heater.

General

The fitted carpets, floor coverings, curtains and blinds, light fixtures and their shades are included in the sale. The cooker, under counter fridge, freezer, washing machine and tumble dryer are also all included in the sale.

Some items of furniture may be available by separate negotiation.

OUTSIDE

Garden

There are attractive borders along the front of the property.

Double metal gates at the side of the property provide access to the delightful, immaculate and well established gardens that have been lovingly stocked with a large variety of flowers, shrubs, trees and spring flowers. It has gravelled pathways, lovely seating areas and adjoins fields at the rear. Greenhouse. Outside water tap and outside lights.

Byre

Adjoining stone built byre located at the left side of the property which may be suitable for conversion, subject to obtaining the relevant local authority planning consents.

Stone construction; pitched, timber framed and slated roof; power and light. It presently stores a freezer, washing machine and tumble dryer which are all included in the sale.

Garage

Constructed of wood and presently without a door.

VIEWING

By appointment with the Selling Agents.

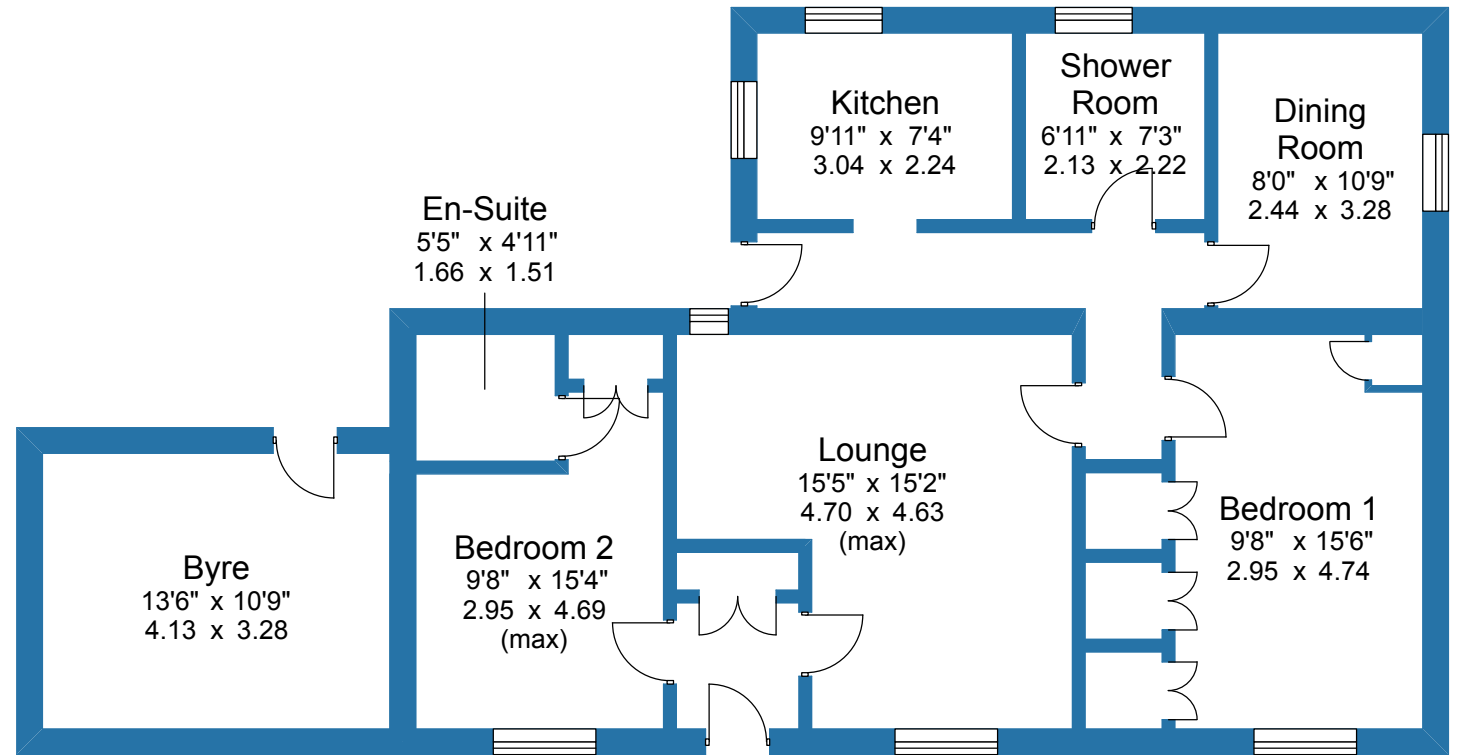


HOME REPORT

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.



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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