



Woodlea, 10 Port Road, Palnackie, DG7 1PQ

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“Spacious and well presented 5 bedroom family home with sizeable rear garden within the popular village of Palnackie”

Ground Floor

- + Lounge
- + Kitchen
- + Dining Room
- + Conservatory
- + Utility Room
- + W.C. Compartment

First Floor

- + 4 Double bedrooms
- + Family Bathroom

Second Floor

- + Double Bedroom with en suite shower room

Outside

- + Sizeable rear garden
- + Greenhouse
- + Large garden store

EPC Rating E

Council Tax Band C



LOCATION

Woodlea is located in the centre of Palnackie on Port Road. Palnackie is a popular village which contains a shop, café, public house and primary school. There are also many beaches and coastal and countryside walks nearby. The village is approximately 3 miles from the town of Dalbeattie which offers primary and secondary schools, doctors, shops and churches. The market town of Castle Douglas is located approximately 6 miles away, also offering primary and secondary schools as well as shops, restaurants, supermarkets, golf course and churches.

DESCRIPTION

Spacious and well presented 5 bedroom property with three reception rooms and sizeable rear garden in the heart of the peaceful village of Palnackie. The property enjoys well proportioned, light filled rooms with the first and second floor enjoying views over the village and the countryside beyond. It is in good decorative order with oil central heating and double glazing throughout and feature wood burning stoves in both the lounge and dining room.

The front door opens into an entrance vestibule, leading into the hallway which contains a W.C compartment. The front facing lounge is located on the right with french doors to the rear that open into the conservatory. Across the hall there is the kitchen with an archway into the dining room. Access is also granted to the light filled conservatory from the kitchen. This has direct access to the rear garden and also contains the utility room. The first floor boasts 4 double bedrooms served by a family bathroom. The second floor contains a large double bedroom with built in storage and en suite shower room.

Outside there is a good sized rear garden with paved patio area, lawn, garden store and greenhouse.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor



Entrance Vestibule

UPVC external front door with glazed panel above opens into the entrance vestibule; fuse box and meters; tile floor; coving; radiator; wooden obscure glazed door with glazed panels into hallway.

Hallway

Doors to lounge, kitchen and W.C. compartment; carpeted stairs to first floor; hive thermostat; coats hooks; radiator; smoke alarm; fitted carpet.

Lounge

Good sized room with window to front and french doors to the rear that open into the conservatory; wood burning stove with stone hearth; tiled surround and wooden mantle; television connection point; coving; 2 x radiator; smoke alarm; wooden floor.

Kitchen

Range of wooden wall and floor units with complementing worktops and tiled splashbacks; stainless steel double sink, drainer and mixer tap; Diplomat integrated oven with Cooke and Lewis ceramic hob and concealed extractor fan; space and plumbing for dishwasher; space for under counter fridge and freezer; downlights; tile floor that continues to dining room and conservatory; radiator; smoke alarm; archway to dining room; UPVC window and glazed door to conservatory.

Dining Room

Window to front with shutters; wood burning stove set on polished stone hearth in stone alcove; ceiling rose; smoke alarm.

Conservatory

Light filled room with UPVC windows and french doors to rear overlooking garden; polycarbonate roof; television connection point; door to utility room; shelving; wall lights.

Utility Room

Wall units and floor with stainless steel sink and mixer tap; Worcester boiler installed at the end of 2022; space and plumbing for washing machine and tumble dryer; window to rear.

W.C. Compartment

Suite of W.C. and wash hand basin with tiled splash back; Newlec extractor fan; coat hooks; radiator; shelving; wood effect linoleum.

First Floor

First Floor Landing

Bright staircase lit by window to rear; doors to 4 bedrooms; family bathroom and staircase to second floor; coving; radiator; smoke alarm; fitted carpet.

Bedroom 2

Double bedroom with window and shutters to front overlooking village and hills beyond; range of built in wardrobes with shelving and hanging space with sliding doors; television connection point; coving; radiator; fitted carpet.

Bedroom 3

Double bedroom with window to rear currently used as an office; coving; radiator; fitted carpet.

Bedroom 4

Double bedroom with window and shutters to front overlooking village and hills beyond; 2 x built in cupboards with shelving; coving; radiator; fitted carpet.

Bedroom 5

Double bedroom with window to rear; 2 x built in cupboards with shelving and hanging space; electric mill wall heater; coving; radiator; fitted carpet.

Bathroom

Suite of W.C. wash hand basin, mains shower corner cubicle with glass sliding doors and waterproof wall panels; freestanding roll top bath; tiles to walls and floor; heated towel rail; obscure window to front.

Second Floor

Carpeted stairs to bedroom 1.

Bedroom 1 with en-suite shower room

Large double bedroom with 3 x Velux windows to rear offering fantastic views over the village and countryside beyond; coomb ceilings; range of built in wooden wardrobes; access to eaves; Openreach connection point; 2 x radiator; fitted carpet.

En-Suite

Suite of W.C. wash hand basin and mira electric shower cubicle; tile effect linoleum.

OUTSIDE

Garden

The garden is accessed from both the conservatory and a shared gated path. From the conservatory, there are steps up to a paved patio area with wooden pergola. The garden is largely laid to lawn with a gravel path to the rear where a large garden

store is located which has electricity. This area is encompassed by plant borders and also contains a greenhouse; oil tank; plant and shrub borders.

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

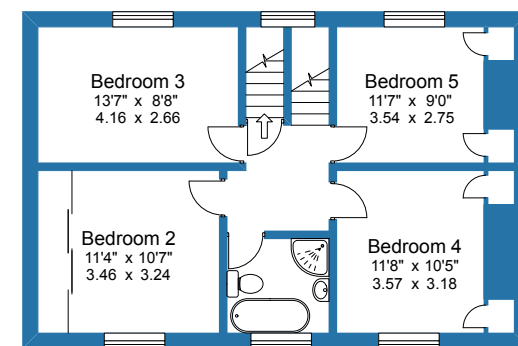
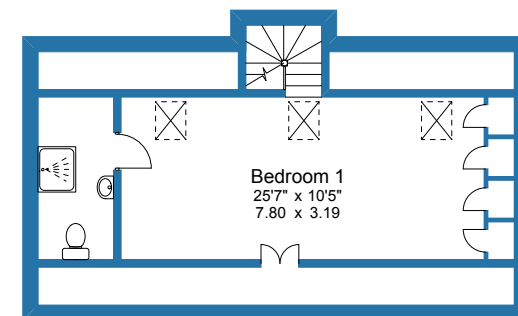
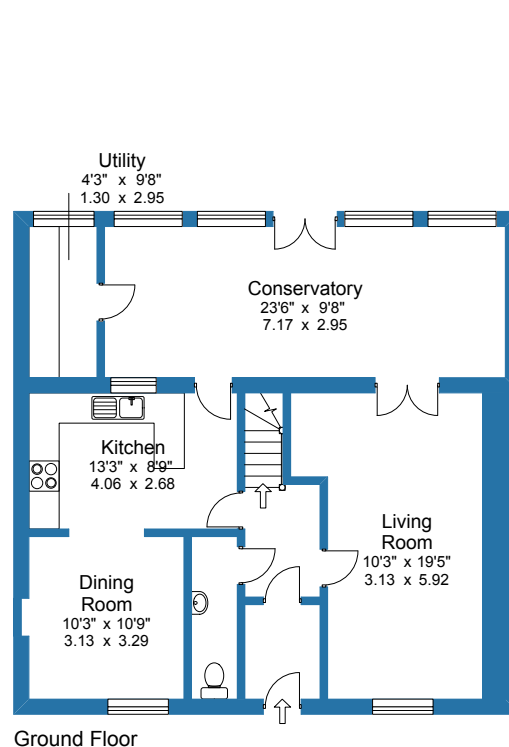
Offers in Scottish legal Form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



Summer 2024



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For illustrative purposes only. Not to scale.



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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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