



Tigh Na Dubh, Springholm, Castle Douglas, DG7 3LP

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Offers over £255,000

“Beautifully presented, detached family home with sizeable rear garden, garage and parking”

Ground Floor

- + Entrance Porch
- + Dining Kitchen
- + Lounge
- + Dining Room
- + Utility Room
- + W.C. Compartment

First Floor

- + 4 Double Bedrooms
- + Family Bathroom
- + Shower Room

EPC Rating D



LOCATION

Tigh Na Dubh is located close to the popular village primary school. Springholm also has a shop, village hall and conveniently located for easy access to the A75, approximately 5 miles from the popular market town of Castle Douglas and 12 miles from the main regional town of Dumfries.

DESCRIPTION

Beautifully presented, detached family home with sizeable gardens, garage and parking. The property enjoys light-filled, flexible accommodation and layout arranged over two floors with many of the rooms enjoying multiple aspects. It has been sensitively refurbished and well maintained over the years with modern fitted kitchen, bathroom and shower room, some laminate and tiled floors, natural wood finishes including a new staircase, downlighting, UPVC double glazing, the installation of photovoltaic panels, oil fired central heating and a multi fuel stove in the lounge. This property provides an attractive family home that combines traditional features with contemporary styling.

A light and airy entrance porch opens in to a modern, well appointed, dining kitchen which flows through to an inner hall giving access to a spacious, bright lounge with multi-fuel stove, dining room which has direct access to the garden and sizeable utility room with access to the adjoining garage. A w.c. compartment completes the ground floor. Upstairs, there are four spacious and bright double bedrooms and separate bathroom and shower room.

Outside, there are attractive, established gardens with a stream running along the rear boundary. It contains a variety of trees, shrubs and flowers, seating area with garden pond and areas of lawn.

ACCOMMODATION

Ground Floor

Entrance Porch

Part glazed UPVC external front door; UPVC windows on two sides with natural wood sills; vinyl flooring; part obscure glass natural wooden inner door to the dining kitchen.

Dining Kitchen

Attractive, light filled room with windows to the front and side; modern white gloss fitted wall and floor units incorporating under unit lighting and stainless steel sink unit with a complementing natural wood effect

worktop and white brick tiled splash-back; stainless steel bottled gas hob and chimney extractor hood above; built-in Bosch electric double oven; large Bosh free standing fridge freezer; heat detector; central heating control; Bosch dishwasher grey tiled flooring; natural wood finishes; radiator.

Inner Hall

Solid natural wooden staircase to the first floor; under stair office area; natural wood finishes; grey tiled flooring; doors to lounge, dining room, utility room and w.c. compartment.

Lounge

Delightful room with windows to the front (with storage cupboard under), side and rear; recessed fire-place with a multi fuel stove; display recess with storage cupboards under; laminate floor and natural wood finishes; smoke alarm; downlights; three wall lights; two radiators.

Dining Room

Good sized room with window to the side and UPVC external glazed door opening on to the garden with a glazed side screen; fitted carpet; radiator.

Utility Room

Generous sized bright room with windows to the side; Belfast sink unit with worktop and two floor units; Bosch washing machine; double built-in shelved storage cupboard with sliding doors; coat hooks; wooden clothes pulley; tiled flooring; radiator; wooden door to the garage.

W.C. Compartment

Obscure glazed window; white suite of w.c. and corner wash-hand basin with a cream brick tiled splash-back; radiator.

First Floor

First Floor Landing

Attractive solid natural wooden staircase, balustrade and banister to the first floor; side facing window with views towards the fields; access hatch to roof space; smoke alarm; laminate flooring; doors to 4 bedrooms, bathroom and shower room.

Bedroom 1

Bright double bedroom with large window to the front; roller blind; built-in wardrobe with hanging space, shelving and sliding doors; doors to eaves storage cupboard; fitted carpet; radiator.

Bedroom 2

Double bedroom with large window to the front; roller blinds; built-in wardrobe with hanging space, shelving and sliding doors; door to eaves storage cupboard; fitted carpet; radiator.

Bedroom 3

Double bedroom with windows to the rear and side; roller blinds; fitted carpet; radiator.

Bedroom 4

Double bedroom with windows to the rear and side; roller blind; fitted carpet; radiator.

Bathroom

Spacious, bright room with two obscure glazed windows; white suite of bath with a white tiled splash-back, w.c. and wash-hand basin; separate shower cabinet with Mira electric shower, tiled surround and extractor fan; downlights; mirror fronted cabinets; vinyl flooring; radiator.

Shower Room

Built-in shower cubicle with Mira mains shower and glazed folding screen; waterproof wall panelling to walls and UPVC lined ceiling; extractor fan light; chrome radiator rail.

General

The fitted carpets, floor coverings and roller blinds are included in the sale. The hob, oven, fridge freezer, washing machine and dishwasher are also included in the sale.

The property has been fitted with photovoltaic panels on the front projection of the roof. There is a feed in tariff contract in place with a number of years remaining.

OUTSIDE

Garden

The front garden is paved with a circular raised flower bed.

A pebbled driveway leads throughout wooden side gates to the garage with parking area and the rear garden. The gardens have been well maintained and comprise areas of grass with attractive borders of assorted flowers, shrubs and small trees, a paved seating area which overlooks a garden pond and a further area of grass and borders. There is a detached brick built store with covered areas on either side. A grass





drying area with washing line and oil tank are located at the rear. There is a pebbled pathway on the other side, bottled gas, Worcester central heating boiler, wooden side gate and an outside light.

Garage

Attached, lean to single car garage to the rear. Corrugated metal clad roof; metal up and over vehicular access door; concrete floor; timber integral access door leading to the utility room and door to the coal shed,

VIEWING

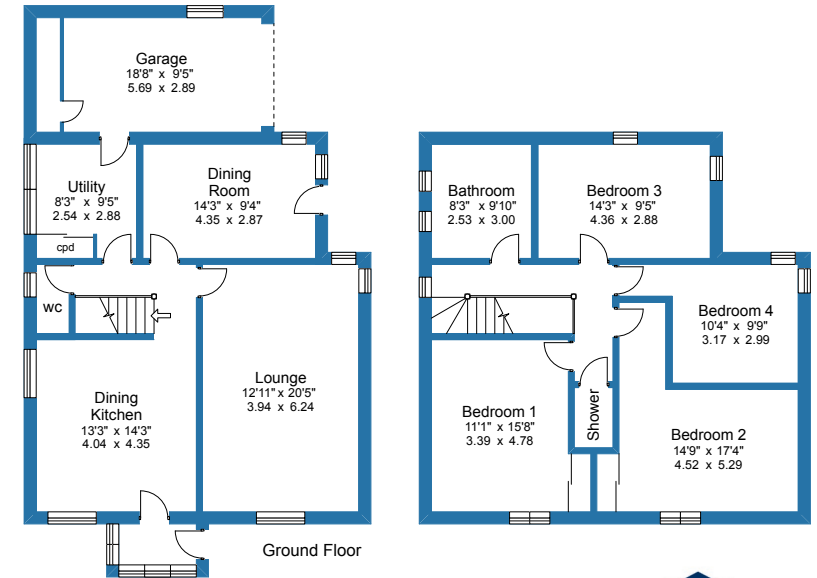
By appointment with the Selling Agents.

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.



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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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