



Balgreen, Bridge of Dee, DG7 1TN

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Offers over £85,000

“Charming, 1 bedroom,
traditional cottage with attractive,
established rear garden”

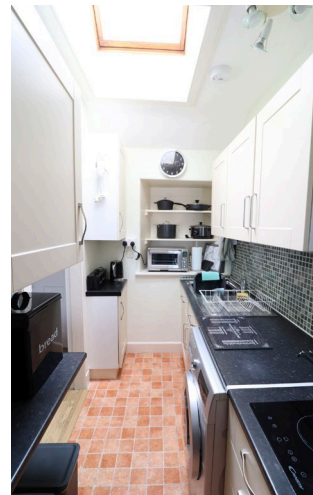
Ground Floor

- + Lounge
- + Kitchen
- + Bedroom
- + Shower Room

Outside

- + Rear Garden
- + Garden Store
- + Summerhouse
- + Greenhouse

EPC Rating C



LOCATION

The property is centrally located within the small village of Bridge of Dee. The popular market town of Castle Douglas is approximately 3 miles distant and has a good range of independent shops, supermarkets, primary and secondary schools, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

DESCRIPTION

Charming, traditional, terraced cottage with delightful rear garden which has an outhouse, summerhouse and greenhouse. The property has been carefully modernised throughout by the current sellers to create a well presented home which blends modern comforts with traditional charm. It has double glazing and gas fired central heating.

The entrance vestibule gives access to the attractive front facing lounge with its wood burning stove and doorway leading through to the well equipped kitchen. The bedroom is positioned at the rear of the property overlooking the attractive garden and a bright, modern fitted shower room off the rear vestibule completes the accommodation.

ACCOMMODATION

Ground Floor

Vestibule

Part obscure glazed UPVC external front door; coat hooks; fitted cupboard storing meter/fusebox; internal window to kitchen; downlight; tiled flooring; part obscure glass inner door to lounge.

Lounge

Attractive, high ceilinged room with window to front with a deep sill; recessed wood burning stove with a wood effect mantel and a tiled hearth; satellite television connection; central heating thermostat; smoke detector; carbon monoxide detector; laminate flooring; radiator; opening through to the kitchen; door to the bedroom.

Kitchen

Attractive galley style kitchen lit by electric Velux roof window; modern cream coloured wooden fitted wall and floor units incorporating stainless steel sink unit and drainer with a complementing worktop, folding shelf and a tiled splash-back; built-in two ring hob, washer dryer, combi microwave oven and a free standing fridge freezer; Viessmann gas central heating boiler; central heating control; access hatch to roof space; heat detector; carbon monoxide alarm; tiled flooring.

Bedroom

Double bedroom with large window overlooking the colourful rear garden; wall mounted retractable clothes airer; laminate flooring; broadband point; radiator; door to rear vestibule.

Rear Vestibule

Part obscure glazed UPVC external rear door to the garden; coat hooks; storage shelf; vinyl flooring; radiator; part obscure glazed door to the shower room.

Shower Room

Bright room with electric Velux roof window; modern white suite of w.c. and wash-hand basin in vanity unit with a tiled splash-back, fitted wall mirror and shelf; built-in shower cabinet with a mains shower and a tiled splash-back; vinyl flooring; radiator.

OUTSIDE

Rear Garden

The rear garden comprises a partially covered paved seating area immediately at the rear door with outside light. A brick built garden store with power and light adjoins the property. Outside water tap. A side gate gives access across the neighbouring property to the street.

Steps lead through beautiful flower beds to a paved area and a detached wooden summerhouse with power a light. The pathway continues through assorted borders to the detached greenhouse with a raised bed and further borders of attractive shrubs and flowers. The garden adjoins fields at the rear and bounded by hedging, drystone walls and fencing.

VIEWING

By appointment with the Selling Agents.

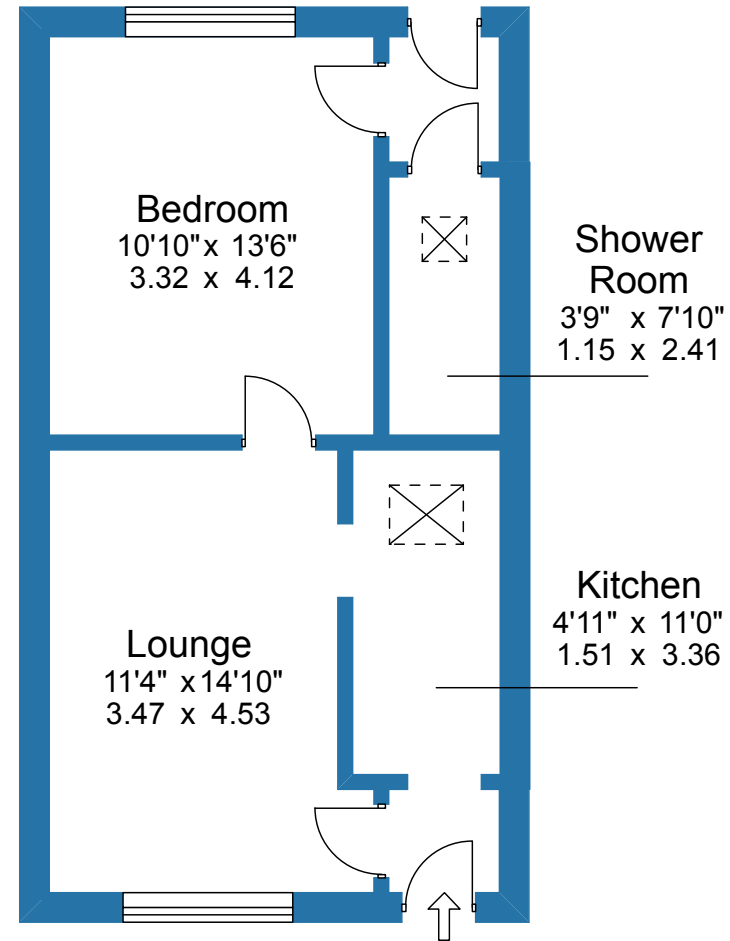
HOME REPORT

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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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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