



Bridgend Cottage, Carsphairn, Castle Douglas, DG7 3TH

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Offers in the region of £143,000

“Opportunity to acquire a detached bungalow, requiring refurbishment, attractively located alongside the trail for Cairnsmore of Carsphairn”

Ground Floor

- + Lounge
- + Kitchen
- + 4 Bedrooms
- + Bathroom

Outside

- + Garden

EPC Rating E



LOCATION

The property is situated in a rural location, approximately 1 mile north of Carsphairn village, off from the A713 and close by the bridge over the water of Deugh, alongside the trail to the Cairnsmore summit. Carsphairn has a village shop with tea room, community garden, primary school, parish church and village hall. Carsphairn is located approximately equidistant between the seaside town of Ayr and the market town of Castle Douglas, on the A713 Galloway Tourist Route.

DESCRIPTION

Opportunity to acquire a detached bungalow requiring refurbishment, attractively located alongside the trail for Cairnsmore of Carsphairn. The property has well proportioned, flexible accommodation on one floor featuring a lounge, kitchen, 4 bedrooms served by a bathroom. It has UPVC double glazed windows and full oil fired central heating.

Outside, there are gardens to the front, side and rear (presently overgrown) comprising paved pathways with a drying green/lawn at the rear, however access is presently restricted.

ACCOMMODATION

Ground Floor

Entrance Vestibule

UPVC part obscure glazed external door into vestibule; wood effect flooring; wooden part obscure glazed door into hall.

Hall

Doors to lounge, bedrooms 1, 2, 3 & 4, bathroom, kitchen and storage cupboard; hatch to attic; Honeywell thermostat and controls; skylight; smoke alarm; BT connection point; radiator; wood laminate flooring.

Lounge

Good sized room with large window to the front; wood burning stove set on tiled hearth and surround with wooden mantle; television connection point; smoke alarm; carbon monoxide alarm; radiator; fitted carpet.

Kitchen

Range of wooden fitted wall and floor units with worktops and tiled splashbacks; stainless steel sink and drainer; window to side; freestanding electric oven with extractor hood; space and plumbing for washing machine; door to shelved cupboard; door to rear hall; extractor fan; smoke alarm; radiator; tile floor.

Rear Hall

Door to rear garden; door to cupboard with window to rear; shelving; cupboard housing meters and fuse box; radiator; tile floor.

Bedroom 1

Double bedroom with large window to rear; range of built in units and shelves; radiator; fitted carpet.

Bedroom 2

Double bedroom with large window to rear; built in double wardrobe with shelving and hanging space; television connection point; radiator; fitted carpet.

Bedroom 3

Double bedroom with large window to front; built in double wardrobe with shelving and hanging space; radiator; fitted carpet.

Bedroom 4

Double bedroom with large window to front; integrated shelved cupboard; television connection point; Openreach connection point; radiator; fitted carpet.

Bathroom

Suite of W.C, wash hand basin and shower over bath with tiles to walls; obscure window to rear; extractor fan; radiator; tile effect linoleum.

OUTSIDE

Garden

Wooden gate opens into good sized garden which is presently overgrown, laid to shrubs and trees; oil tank; outside light; outside tap.

VIEWING

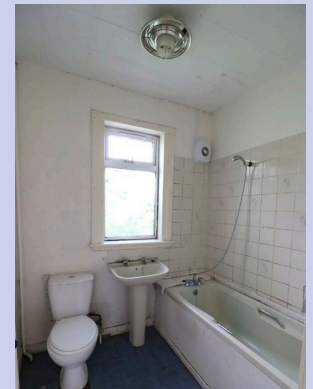
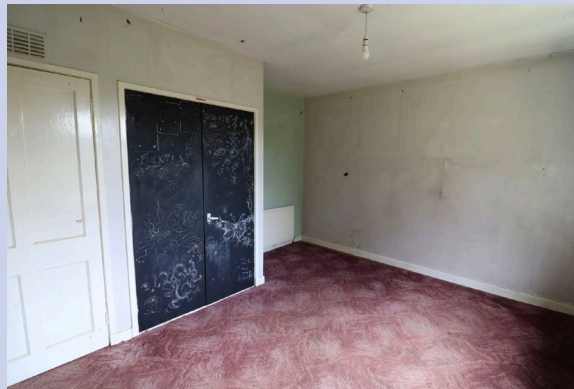
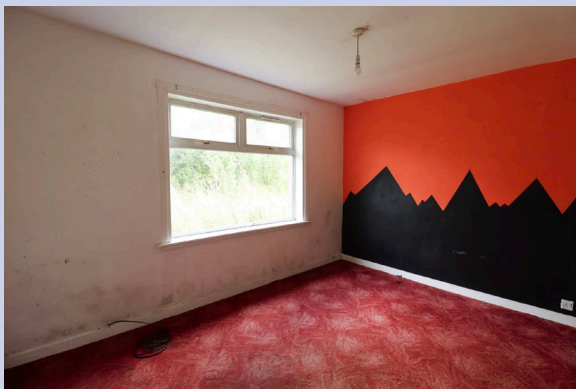
By appointment with the Selling Agents on 01556 504038.

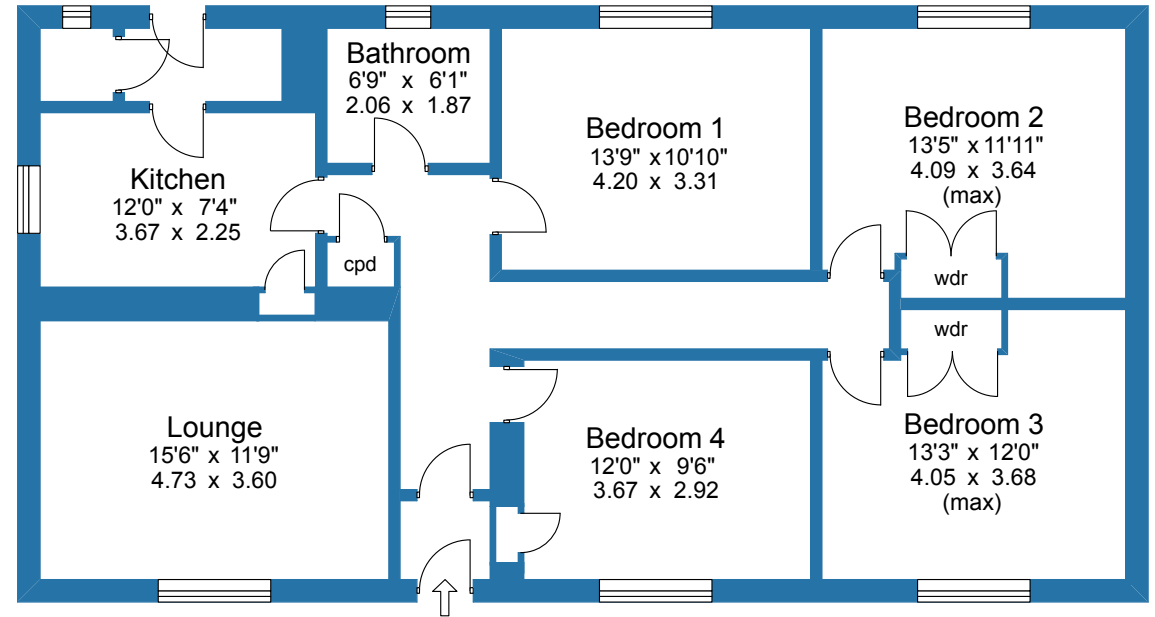
HOME REPORT

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 seller 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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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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