



**2 Netherhall Place, Bridge of Dee,
Castle Douglas, DG7 1TS**

The logo for GG&B Properties, featuring a stylized red and blue roofline above the text 'GG&B' in a large, blue, serif font, with 'PROPERTIES' in a smaller, red, sans-serif font below it.

2 Netherhall Place, Bridge of Dee, Castle Douglas, DG7 1TS

Offers over £260,000

“Well presented, detached, 4 bedroom bungalow set within a sizeable corner plot”

Ground Floor

- + Lounge
- + Open plan Dining Kitchen
- + Utility Room
- + 4 Bedrooms (1 with En-Suite Shower Room)
- + Family Bathroom

Outside

- + Garden
- + Brick built store
- + Wooden garden shed

EPC Rating C



LOCATION

The property is set within a sizeable corner plot and located within an established residential cul-de-sac in the 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

Well presented, modern, detached bungalow with a car port and parking set in a sizeable corner plot. The property enjoys spaciouly laid out, light filled, flexible accommodation in excellent decorative order with UPVC double glazing, gas central heating and an electric fire in the lounge.

The accommodation is arranged over one floor and comprises a spacious and light lounge, modern open plan dining kitchen with patio sliding doors to the rear garden and an adjoining utility room which also has garden access. There are four double bedrooms which include a master suite with a double aspect and a modern fitted en-suite shower room. A family bathroom completes the accommodation.

Outside, the property is approached by a gravelled driveway which leads to the car port. The generous gardens are laid largely to lawn with some gravelled areas and established borders of shrubs and trees. There is a brick built store and a wooden garden shed.

ACCOMMODATION

Ground Floor

Vestibule

Part glazed UPVC external front door and side screen; coat hooks; coving; part glazed wooden inner door and side screen to hall.

Entrance Hall

Spacious T-shaped hallway; built-in shelved airing cupboard; access hatch to roof space; coving; two smoke detectors; fitted carpet; radiator.

Lounge

Spacious, light room with large window to the front; wooden fire-place with a marble effect hearth housing an electric fire; coving and centre rose; smoke detector; fitted carpet; radiator; part glazed wooden door to the hall.

Open plan Dining Kitchen

Spacious, bright room with window to the rear and patio sliding doors opening on to the rear garden; modern grey coloured wooden fitted wall and floor units with a complementing black coloured worktop extended to include a breakfast bar area; under unit lighting; built-in Belling 5 ring gas hob and Stoves electric oven under, stainless steel splash-back and chimney extractor hood above; stainless steel 1 1/2 bowl sink unit and drainer; integrated under counter fridge and freezer; coving; heat detector; laminate flooring; radiator; white panelled doors to the utility room and hall.

Utility Room

Window to the side; stainless steel sink unit and drainer with a cream coloured floor unit, complementing worktop and splash-back; space for washing machine and tumble dryer; Navien gas central heating boiler; extractor fan; built-in storage cupboard with coat hooks and shelf above; coving; carbon monoxide alarm; laminate flooring; part obscure glazed wooden door to the rear garden.

Master Bedroom with En-Suite Shower Room

Spacious and light double bedroom with windows to the front and rear; access hatch to roof space; coving; fitted carpet; white panelled doors to hall and en-suite shower room; two radiators.

En-Suite Shower Room

Obscure glazed window; white suite of w.c. and wash-hand basin; good sized shower cabinet with Mira Sport shower and tiled surround; half height tiling to walls; extractor fan; coving; laminate flooring; radiator.

Bedroom 2

Double room with window to the front; two built-in double wardrobes comprising hanging space, shelf and mirror fronted sliding doors; coving; fitted carpet; white panelled door to the hall; radiator.

Bedroom 3

Double room with window to the rear; coving; fitted carpet; white panelled door to the hall; radiator.

Bedroom 4

Double room with window to the front; built-in wardrobes with hanging space, shelf and white panelled doors; coving; fitted carpet; white panelled door to the hall; radiator.

Family Bathroom

Obscure glazed window to the rear; white suite of corner bath, w.c. and wash-hand basin; good sized shower cabinet with a Mira mains dual head shower with waterproof wall panelling; half height tiling to walls; fitted wall mirror; extractor fan; coving; laminate flooring; radiator.

OUTSIDE

Garden

Double metal gates give access to a gravelled driveway, car port and turning point. A pebbled pathway leads to the front entrance with outside light. The front garden comprises a small area of grass and paved area with a flower and shrub border. A small fence with gate leads to a gravelled area with shrub borders and large lawn area beyond which extends round the side of the property.

A car port is located at the left side of the property and a small gate gives access to the rear garden which comprises an area of good sized area of grass and a brick built store with security light. A pathway leads to the utility room door and dining kitchen patio doors. Outside water tap. Beyond this is a wooden garden shed set within a gravelled area.

VIEWING

By appointment with the Selling Agents.

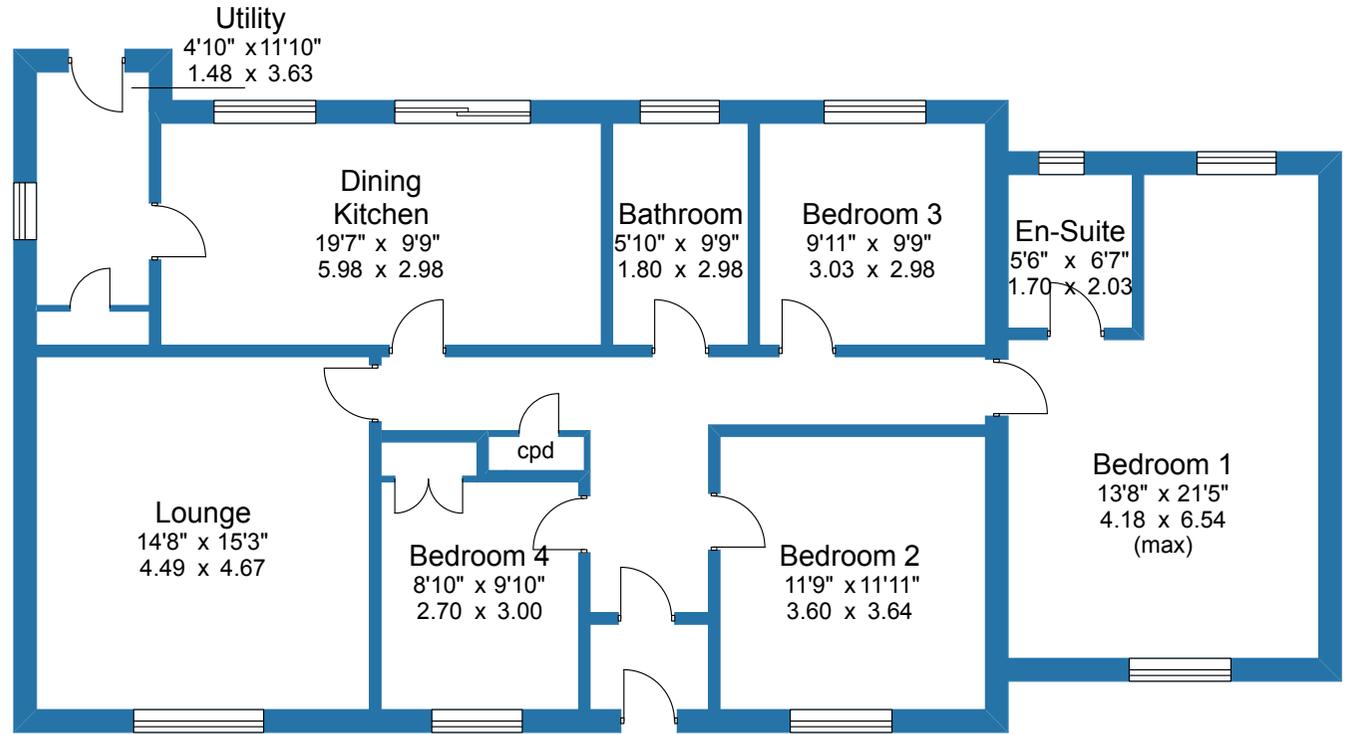
HOME REPORT

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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