



Ashtree, Bridge of Dee, Castle Douglas, DG7 1TR

GG&B
PROPERTIES

Ashtree, Bridge of Dee, Castle Douglas, DG7 1TR

“Charming, 1 bedroom, cottage set within an attractive corner plot with off street parking”

Ground Floor

- + Lounge
- + Dining Kitchen
- + Conservatory
- + Double Bedroom
- + Bathroom

Outside

- + Gardens
- + Off Street Parking

EPC Rating E



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, detached cottage set within an attractive corner plot with off street parking. The property enjoys well-proportioned, light filled rooms in good decorative order with UPVC double glazing and electric heating.

The entrance hall provides access to a comfortable lounge with fire-place and windows to the front and rear, and a front facing double bedroom. An inner hall leads to the bright dining kitchen positioned at the rear of the property overlooking the garden and opens in to an adjoining conservatory. The rear facing bathroom completes the accommodation. Outside, there are attractive, well maintained gardens with off street parking.

ACCOMMODATION

Ground Floor

Hall

Part obscure glazed UPVC external front door; meters and fuse box; solar panel control; smoke detector; fitted wall mirror; fitted glass shelf; fitted carpet; Dimplex electric heater with shelf above; glass paned door to lounge and door to bedroom.

Lounge

Comfortable room with windows to the front and rear; tiled fire-place (currently blocked off); television aerial connection; smoke detector; coving; fitted carpet; Dimplex electric heater.

Bedroom

Window to the front; tiled fire-place housing electric fire; built-in shelved storage cupboard; fitted wall mirror; television aerial connection; fitted carpet; Dimplex electric panel heater.

Inner Hall

Traditional fitted shelved storage unit with sliding doors and fitted wall mirror above; full height built-in shelved storage cupboard and built-in cloaks cupboard with hanging space and shelving; coat hooks; obscure glass access hatch to roof space; smoke detector; fitted carpet; obscure glass door to dining kitchen and door to the bathroom.

Dining Kitchen

Bright room with window overlooking the rear garden and window to the side (to the conservatory); natural wooden fitted wall and floor units incorporating sink unit and drainer with a complementing worktop and a tiled splash-back; space for cooker with extractor hood above; space for fridge freezer and washing machine; shelved recess; heat detector; vinyl flooring; Dimplex electric heater; part obscure glazed UPVC external door to the Conservatory.

Conservatory

A delightful addition to the property. UPVC double glazed on three sides and French doors to the garden; tiled flooring.

Bathroom

Obscure glaze window to the rear; coloured suite of bath with shower attachment and a tiled splash-back, curtain and rail, w.c.

and wash-hand basin; fitted shelved storage cupboard; fitted wall mirror; vinyl flooring; Dimplex wall fan heater.

General

The property is fitted with photovoltaic panels.

OUTSIDE

Garden

With pretty borders on each side, steps lead down to a gravelled pathway and the front entrance of the property with outside light.

Double metal gates at the rear of the property give access to a driveway providing off street parking. The attractive gardens are laid to lawn with lovely assorted borders of shrubs and flowers. A gravel pathway leads to the conservatory and a side gate, with a raised corner bed, and to the front garden. There is a sheltered seating area located at the other side of the property.

VIEWING

By appointment with the Selling Agents.

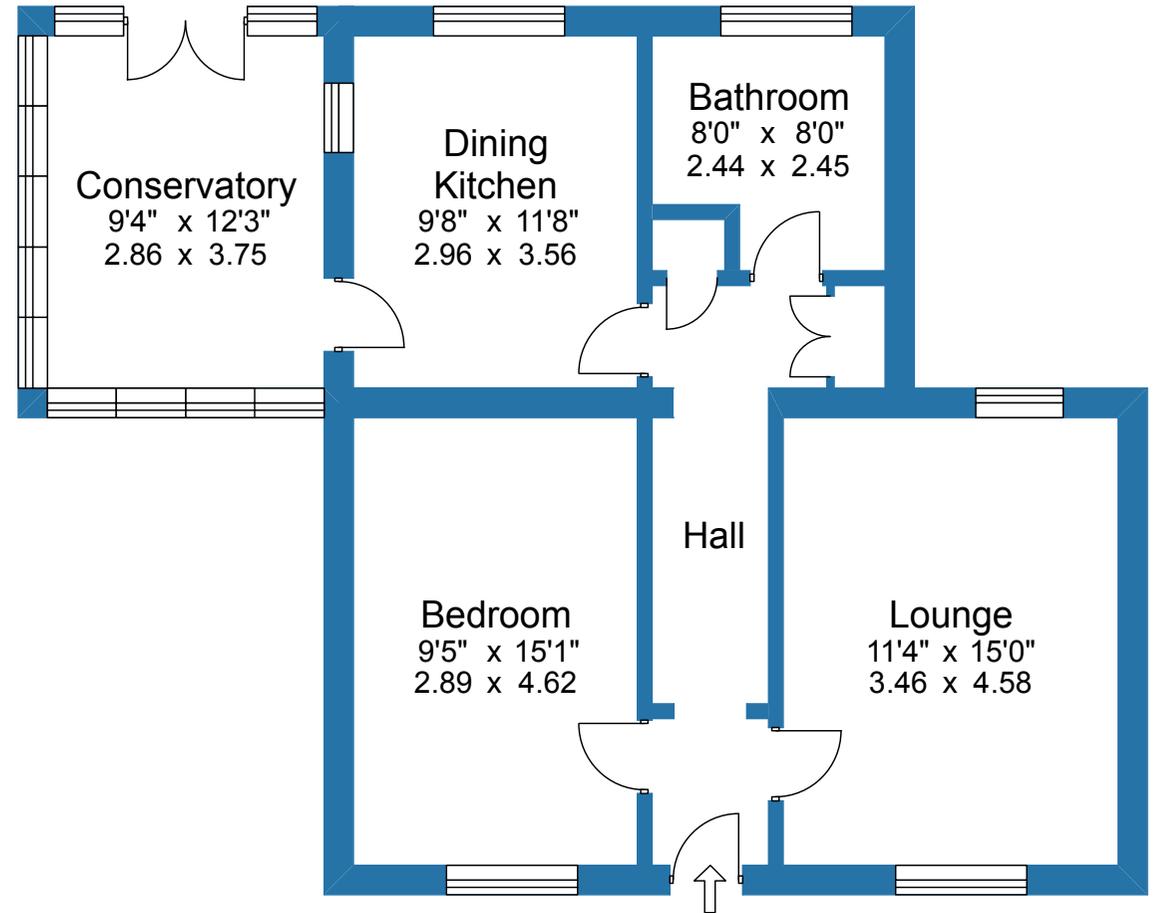
HOME REPORT

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.



135 King Street
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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

