



**6 St. Michael's Terrace, Crossmichael, DG7 3AZ**

# 6 St. Michael's Terrace, Crossmichael, DG7 3AZ

Offers over £145,000

“Attractive, semi-detached, three bedroom, bungalow located in a quiet cul-de-sac in the popular village of Crossmichael”

## Ground Floor

- + Lounge
- + Kitchen/Diner
- + 3 Double Bedrooms
- + Shower Room

## Outside

- + Garden
- + Garden Shed
- + Off Street Parking

EPC Rating E



## LOCATION

The property is located in a peaceful cul-de-sac with far reaching views towards the hills. Crossmichael village has its own general store and post office, hotel with restaurant, marina and primary school. The village has an active community including a church. Crossmichael is well placed for access to Loch Ken which is utilised for sailing, paddle boarding and wild swimming and for walks amongst the countryside for which Galloway is renowned. The market town of Castle Douglas is approximately 3 miles distant.

## DESCRIPTION

Attractive, semi-detached, bungalow with sizeable gardens and off street parking. The property enjoys well proportioned, light filled rooms with UPVC double glazing and electric heating throughout.

The property comprises a bright, spacious lounge with adjoining fitted kitchen/diner which has direct access to the garden. There are three good sized double bedrooms, each with built-in storage, served by a modern fitted shower room. Outside, the sizeable gardens include a gravelled off street parking area.

## ACCOMMODATION

### Ground Floor

#### Vestibule

Part obscure glazed UPVC external front door; fitted cupboard storing smart meter and fuse box; coat hooks; fitted carpet; glass inner door and side screen to the hall.

#### Hall

Access hatch to insulated roof space; good-sized shelved airing cupboard; smoke detector; telephone point; fitted carpet; natural wood internal doors; Dimplex storage heater.

#### Lounge

Spacious, bright room with window overlooking the rear garden; tiled fire-place housing an electric fire; fitted storage shelves; smoke detector; television aerial connection; fitted carpet; Dimplex electric storage heater; door to the kitchen/diner.

#### Kitchen/Diner

Bright room with front facing window; fitted wooden wall and floor units with a complementing worktop extended to include a breakfast bar area; under unit lighting; tiled splash-back; stainless steel sink unit and drainer; built-in electric cooker with extractor hood above; space for washing machine, tumble dryer and free standing fridge freezer; heat detector; new part obscure glazed UPVC external rear door to garden; vinyl flooring; Dimplex storage heater.

#### Bedroom 1

Double bedroom with window to the rear; built-in double wardrobe with hanging space and shelving; fitted carpet; Dimplex electric panel heater.

#### Bedroom 2

Double bedroom with window to the front; built-in double wardrobe with hanging space and shelving; fitted carpet; fitted carpet; Dimplex electric panel heater.

#### Bedroom 3

Double bedroom with window to the rear; built-in double wardrobe with hanging space and shelving; fitted carpet; Dimplex electric panel heater.

#### Bathroom

UPVC obscure window to the front; white suite of w.c. and wash-hand basin; shower cabinet with Mira electric shower, Respatex surround and a light/extractor fan; downlights; half height tiling to walls; vinyl flooring; electric towel rail; Dimplex electric wall fan heater.

## General

All fitted carpets, floor coverings, curtains and blinds are included in the sale.

## OUTSIDE

### Garden

The front garden is laid to gravel with an off street parking area and an area with assorted flower and shrub borders. A paved pathway leads to the covered front entrance of the property with outside light.

A paved and gravelled pathway located at the side of the property leads to the rear door and on to the rear garden. The garden ground at the rear comprises a grass drying area and a gravelled area with two wooden garden sheds. Outside water tap and outside lights.

## VIEWING

By appointment with the Selling Agents.

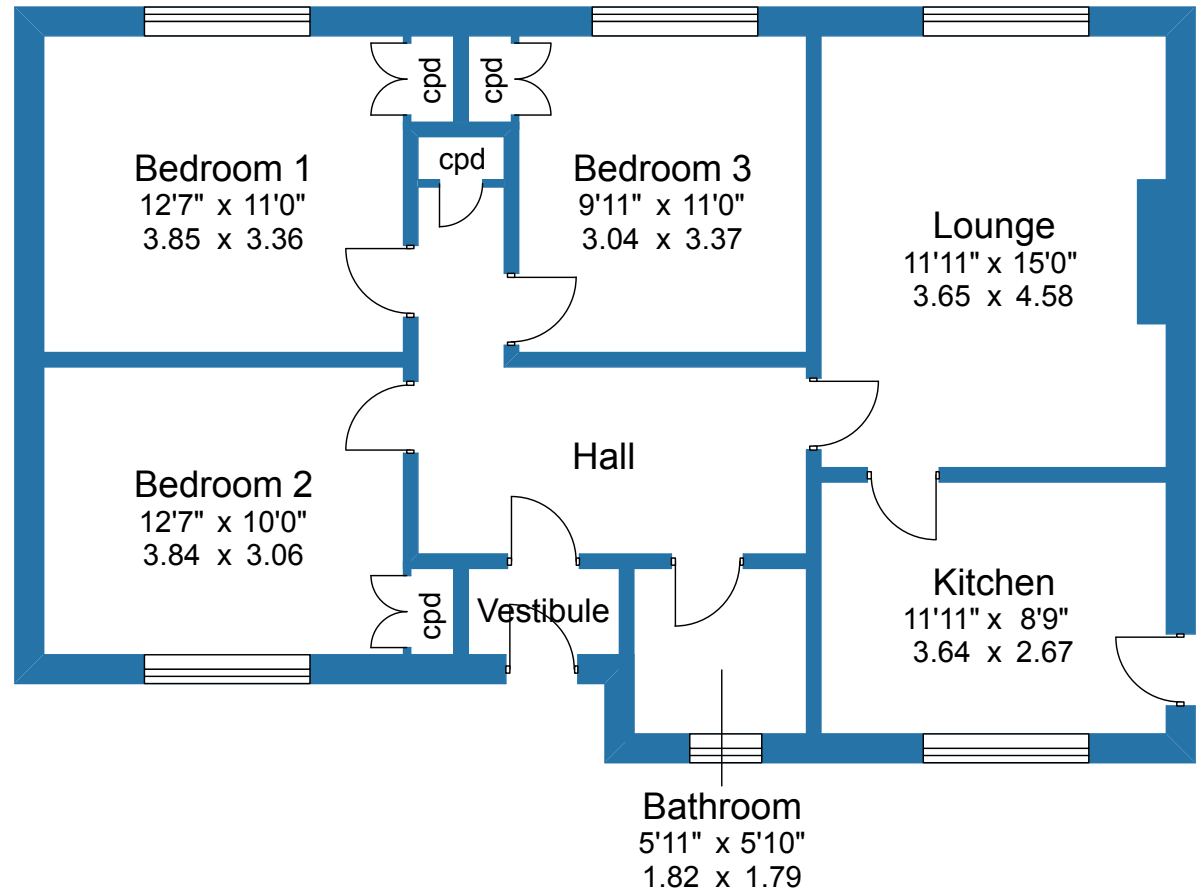
## HOME REPORT

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](http://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.

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