



20 Port Road, Haugh of Urr, DG7 3JW

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“Attractive, 4 bedroom, semi-detached family home enjoying an open aspect at the rear in the sought after Haugh of Urr village”

Ground Floor

- + Lounge
- + Kitchen/Diner
- + Sun Room
- + 2 Bedrooms
- + Bathroom

First Floor

- + 2 Bedrooms

Outside

- + Garden
- + Garden Shed
- + Greenhouse

EPC Rating D



LOCATION

The property is located in an established residential area in the south-east of the popular Haugh of Urr village within short walking distance of Hardgate primary school. Haugh of Urr village has a church, village hall, public house and a park. It is situated approximately 4 miles from the market town of Castle Douglas, approximately 3 miles from Dalbeattie and convenient for the A75.

DESCRIPTION

Well presented, semi-detached, one and a half storey family home set in attractively landscaped gardens enjoying an open aspect across fields at the rear. The property is in good decorative order with UPVC double glazed windows, gas fired central heating and an electric fire in the lounge.

The property comprises a light-filled front facing lounge with adjoining kitchen which flows through to a sun room which has been added at the rear of the property to maximize the countryside views. There are two ground floor double bedrooms and a family bathroom with separate bath and shower areas. The accommodation has been extended in to the roof space to provide a further two bedrooms with good eaves storage and windows to the rear with views.

ACCOMMODATION

Ground Floor

Entrance Hall

Part obscure glazed wooden front door and side screen; built-in double shelved airing cupboard storing Worcester gas central heating boiler; fitted storage shelf; carbon monoxide alarm; coving; central heating thermostat; telephone point; fitted carpet; radiator; part glazed door to lounge, archway through to the staircase, doors to the two ground floor bedrooms and bathroom.

Lounge

Light-filled room with two front facing windows; feature stone built chimney breast with electric fire and tiled hearth; fitted storage shelving; two wall lights; coving; smoke detector; fitted carpet; two radiators; part glass door to kitchen.

Dining Kitchen

Range of fitted wall and floor units with stainless steel sink unit and drainer, worktop and splash-back; two under counter spaces; built-in Neff four ring gas hob with stainless steel splash-back and chimney extractor hood above; built-in Neff double oven; heat detector; carbon monoxide alarm; downlights; coving; vinyl flooring; radiator; glass door to sun room.

Sun Room

Attractive addition with views across the garden and fields beyond; glazed on two sides with glazed external door to the garden; wall light; arched recess with display shelf; walk-in shelved storage cupboard with light and storing meters; two further built-in storage cupboards; smoke detector; vinyl flooring; radiator.

Bedroom 1

Double bedroom with window to the rear overlooking the garden and fields beyond; coving; fitted carpet; radiator.

Bedroom 2

Double bedroom with window to front; fitted unit comprising two double wardrobes, dressing table unit and storage cupboards above; two matching bedside cabinets and chest of drawers; two bed lights; coving; smoke detector; fitted carpet; radiator.

Bathroom

Obscure glazed window to rear; coloured suite of bath, w.c. and wash-hand basin; tiled shower cubicle with Mira mains shower, light, curtain and rail; half height tiling to walls; extractor fan; coving; fitted shelved storage cupboards; two storage shelves; fitted wall mirror and mirror fronted cabinet; vinyl flooring; wall heater; chrome radiator towel rail.

First Floor

An archway leads through to a wooden open riser staircase to the first floor with wood lining boards to walls; coat hooks; spot light; radiator.

First Floor Landing

Window to the rear with distant views across fields; coving; smoke detector; natural wood balustrade; doors to 2 bedrooms.

Bedroom 3

Double bedroom with two rear facing windows with open views across fields and Haugh of Urr village; two separate eaves built-in wardrobes with hanging space, shelves and inner door to a further shelved storage area; coving; fitted storage shelf; smoke detector; fitted wall mirror; fitted carpet; radiator.

Bedroom 4

Single bedroom with two rear facing windows with open views across fields; double built-in eaves wardrobe with hanging space, shelving and inner door to a further shelved storage area; fitted storage shelves; bed light; coving; smoke detector; fitted wall mirror; fitted carpet; radiator.

OUTSIDE

Garden

The front garden is stone chipped with two central raised flower beds, a paved pathway to the front door and bounded by walling. A shared pathway to the left side of the property leads to a side gate and the rear garden.

The attractively landscaped rear garden adjoins fields and laid in stone chips with paved and stepping stone pathways, paved seating area and assorted flower and shrub borders. Greenhouse and brick built shed. Outside light and outside water tap.

VIEWING

By appointment with the Selling Agents.

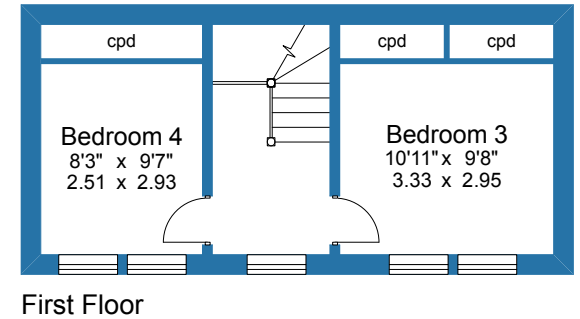
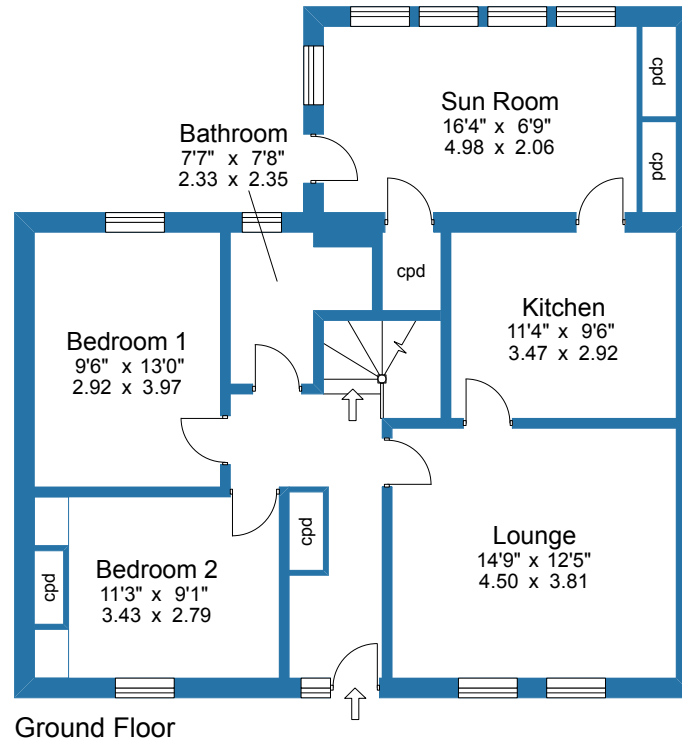
HOME REPORT

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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