



Hillowton Cottage, Castle Douglas, DG7 3AE

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Offers in the region £295,000

“Attractive, detached property with double garage, enjoying a rural location and beautiful views over adjoining countryside and fields beyond”

Ground Floor

- + Entrance Hall/Utility
- + WC
- + Lounge
- + Sun Lounge
- + Dining Room/Bedroom 4
- + Dining Kitchen
- + Bedroom 3
- + Bathroom

First Floor

- + 2 Bedrooms
- + Shower Room

Outside

- + Gardens
- + Double Garage
- + Garden Shed

EPC Rating E



LOCATION

The property is attractively situated within a rural location on the north side of Castle Douglas and approximately a mile and a half from the town centre where local amenities are nearby. Also known as "The Food Town", the popular market town of Castle Douglas offers a wide range of independent shops, restaurants, supermarkets, primary and secondary schools, park with loch, churches, theatre, swimming pool, golf course, health centre and all other facilities commensurate with a town of its size.

DESCRIPTION

Attractively located, detached, one and a half storey property with double garage set in sizeable gardens enjoying beautiful landscape views over adjoining countryside. The property has spaciouly laid out, light filled, flexible accommodation in good decorative order arranged over two floors. It has double glazing throughout, oil-fired central heating and open fire in lounge.

A bright entrance/utility room give access to a wc and the well-appointed dining kitchen. The front facing lounge with open fire, enjoys lovely countryside views and a spacious inner hall give access to a front facing sun lounge and dining room/bedroom 4 at the front, and a rear facing double bedroom and bathroom. Upstairs, there are two spacious bedrooms, each with Velux windows and good storage served by a shower room.

ACCOMMODATION

Ground Floor

Entrance/Utility Room

Good sized room which is currently used as a utility room with WC off.

Part obscure glazed UPVC external door; two windows to side; oil central heating boiler; space and plumbing for washing machine and dryer; worktop; space for free standing freezer; cupboard storing electric meter; central heating control and thermostat; vinyl flooring; radiator; door to WC and obscure glass door to kitchen.

WC

Obscure glazed window to rear; white suite of wc and wash-hand basin; fitted carpet.

Dining Kitchen

Large window overlooking the garden; range of natural wood fitted wall

and floor units with a grey stone effect worktop incorporating stainless steel sink and drainer; tiled splash-back; Bosch dishwasher; Bosch induction hob with extractor hood above; Neff integrated double oven; space for free standing fridge; fitted storage shelves; tiled splash-back; tiled flooring; radiator; glass paned door to lounge.

Lounge

Light filled room with large window to front and lovely far reaching views; stone-built fire-place housing open fire with a wooden mantel and a stone tiled hearth; recess with picture light and a second arched recess with light and storage cupboards under; fitted carpet; radiator; door to inner hall.

Inner Hall

Most spacious inner hall separated by an archway; staircase to the upper floor with under stair storage cupboard and fitted shelving, hooks and light; telephone point; central heating control and thermostat; smoke detector; fitted carpet; radiator; obscure glass door and side screen to the sun lounge; doors to dining room, bedroom and bathroom.

Sun Lounge

Lovely addition with beautiful views. Double glazed on three sides; glazed external door to the front; down lights; fitted carpet; two radiators.

Dining Room/Bedroom 4

Light filled room with large window to front and views towards the fields; Openreach master socket; fitted carpet; radiator.

Bedroom 3

Double bedroom with window to the rear overlooking garden; fitted carpet; radiator.

Bathroom

Obscure glazed window to the rear; white suite of Villeroy & Boch P shaped bath, wc and wash-hand basin; corner shower cabinet with sliding glass doors and Mira Sport electric shower; fully tiled walls; fitted wall mirror; shaver point; two wall lights; non-slip flooring; radiator.

First Floor

First Floor Landing

A staircase with a wooden balustrade leads to a spacious landing with window to the rear; built-in shelved airing cupboard with double doors; doors to 2 bedrooms and shower room; smoke detector; wall light; fitted carpet.

Bedroom 1

Spacious, light, double bedroom with Velux windows to the front and rear providing far reaching views; part coomb ceiled; built-in storage cupboard; two wall lights; fitted carpet; radiator.

Bedroom 2

Double bedroom with Velux window to front and distant open views; part coomb ceiled; built-in cupboard with double doors and inner door to hot water cylinder; built-in wardrobe with hanging space, shelving and access to roof space; fuse box; fitted carpet; radiator.

Shower Room

Coomb ceiled; white suite of wc and wash hand basin; corner shower cabinet with Mira Sport electric shower, tiled splash-back and sliding doors; extractor fan; vinyl flooring.

OUTSIDE

Garden

Double metal gates provide access to a driveway, double garage and a generous parking area. The front garden is laid to lawn with attractive flower and shrub borders and a pond with water feature. An extensive paved area at the front provides access to the sun lounge.

There is a further area of lawn area located at the rear with flowers and shrub borders, seating area, washing line and a wooden garden shed. A gravelled pathway continues around the side of the property to the front. Outside lights.

Double Garage

Metal up and over door; UPVC side door and window; concrete floor; power and light; wooden shelving; profile metal roof.

VIEWING

By appointment with Selling Agents on 01556 504038.

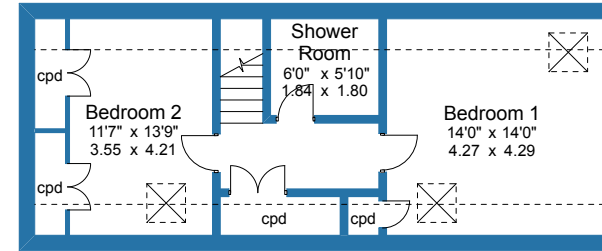
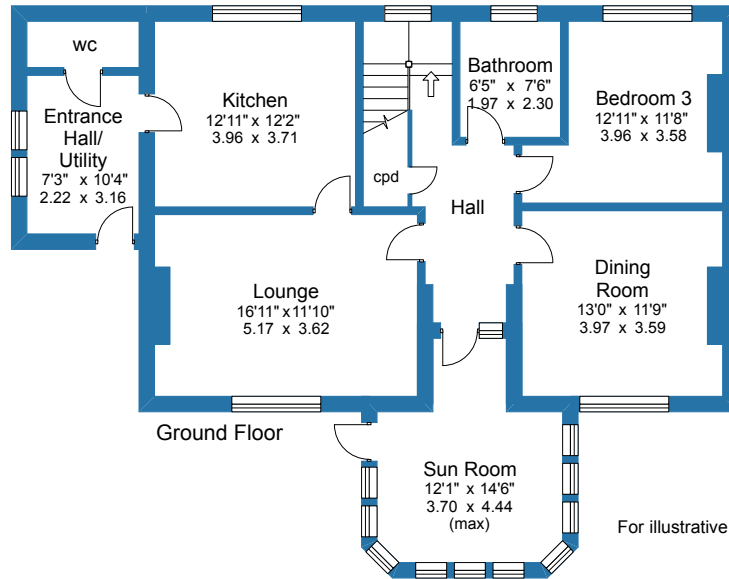
HOME REPORT

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 reserved 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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