



Deeside, 42 Main Street, Crossmichael, DG7 3AU

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Offers in the region of £225,000

“Substantial, detached property with sizeable rear garden offering an exciting refurbishment opportunity”

Ground Floor

- + Lounge
- + Sun Room
- + Sitting Room
- + Dining Kitchen
- + WC
- + Interlinking Annexe
- + Lounge
- + Dining Kitchen
- + Bedroom
- + Bathroom

First Floor

- + 4 Bedrooms (1 with Dressing Room and En-Suite)
- + Bathroom
- + WC

Outside

- + Rear garden
- + Shared driveway

EPC Rating E



LOCATION

The property fronts the main thoroughfare (A713) in the village of Crossmichael, convenient to a limited range of local facilities. 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

Substantial, traditional, extended detached property with sizeable rear garden and shared grass lane at the rear. This property offers an exciting refurbishment opportunity enjoying spaciouly laid-out, flexible accommodation presently incorporating an interlinked annexe which could be utilised for various purposes. It retains some pleasing traditional features such as the wood finishes and staircase, fire-places and corning, and benefits from substantial double glazing and oil fired central heating.

The property features on the ground floor, four reception rooms, two dining kitchens, one bedroom, bathroom and wc. On the first floor, there are a further four bedrooms (one with a dressing room and en-suite), a further bathroom and wc. Outside, the generous, level gardens are laid mainly to lawn with greenhouse and two wooden garden sheds. There is a shared grass lane at the rear of the property.

ACCOMMODATION

Ground Floor

Entrance Vestibule

Solid wood external front door; electric meter and fuse box; vinyl flooring; obscure glass inner doo to hall.

Hall

Traditional wood panelled door to lounge, obscure glass door to sun room, part glazed door to sitting room; traditional staircase to the upper floor; coat hooks; telephone point; smoke detector; fitted carpet; radiator.

Lounge 1

Spacious, light room with double fronted window; traditional tiled fire-place; corning; smoke detector; obscure glass door to sun room; fitted carpet; radiator.



Sun Room

Spacious room with UPVC double glazed windows on two sides; French doors to garden; two wall lights; fitted carpet; radiator.

Sitting Room

Window to front; stone built fire-place with wood burning stove on a stone tiled hearth; fitted low level cupboard with sliding doors; wall lights; coving; smoke detector; fitted carpet; doors to dining kitchen and the annexe.

Dining Kitchen

Another spacious, bright room with two rear facing windows overlooking the garden; range of cream coloured wooden fitted wall and floor units with a wood effect worktop and a tiled splash-back; integrated under counter fridge, freezer and dishwasher; space for cooker and extractor hood; walk-in shelved larder with light; central heating control; access hatch to roof space; smoke detector; tiled flooring; radiator; door to rear vestibule.

Rear Vestibule

Window to rear; wooden external door to the rear garden; tiled flooring; door to WC.

WC

Obscure glazed window; white suite of wc and wash-hand basin; built-in storage cupboard with hanging space and further storage cupboard above; vinyl flooring.

Annexe

Vestibule

Solid wood external front door; fuse box; tiled flooring; wooden inner door to lounge 2.

Lounge 2

Window to front; fire-place (blocked off); telephone point; fitted carpet; radiator; two doors to dining kitchen 2.

**Dining Kitchen 2
Kitchen Area**

Window to rear; range of fitted wall and floor units incorporating stainless steel sink unit and drainer; built-in Lamona oven; space for washing machine and fridge freezer; extractor fan; smoke detector; vinyl flooring; doors to bedroom and bathroom.



Dining Area

Window to front; archway to kitchen; fitted carpet; radiator.

Bedroom 1

Double bedroom with window to front; fitted carpet; radiator.

Bathroom

Obscure glazed window to rear; white suite of bath with Mira shower over, wc and wash-hand basin; vinyl flooring; radiator rail.

First Floor

A traditional wooden staircase with fitted carpets leads the landing with window to the front; doors to dressing room and the inner hall.

Dressing Room

Good sized room with windows to the front and side; part coomb ceiled; fitted carpet; radiator; door to bedroom 2.

Bedroom 2

Double bedroom with window to the rear; part coomb ceiled; fitted carpet; radiator; door to shower room.

Shower Room

Part coomb ceiled; white suite of wc and wash-hand basin; shower cabinet with Triton shower; extractor fan; vinyl flooring; electric heated towel rail.

Inner Hallway

Long hallway; part coomb ceiled; window to rear and separate skylight window to the rear; two built-in shelved airing cupboards; smoke detector; fitted carpet; radiator; doors to 3 bedrooms, bathroom and wc

Bedroom 3

Window to front; built-in double wardrobe with storage cupboard above; access hatch to roof space; telephone point; smoke detector; fitted carpet.

Bedroom 4

Double bedroom with two windows to the front; fitted cupboard storing hot water cylinder; smoke detector; fitted carpet.

Bedroom 5

Spacious double bedroom with windows to the front and side; corner shower cabinet with Mira shower; white wash-hand basin; extractor fan; smoke detector; fitted carpet; radiator.





Bathroom

Obscure glazed window to rear; coloured suite of bath, wc and wash-hand basin; access hatch to roof space; vinyl flooring; radiator.

WC

Cooomb ceiled; obscure glazed window to rear; wc; vinyl flooring.

OUTSIDE

Rear Garden

Generous sized rear garden laid to lawn with washing line, wood store, two wooden garden sheds and a greenhouse. Double metal gates lead to a shared grass lane at the rear of the property.

VIEWING

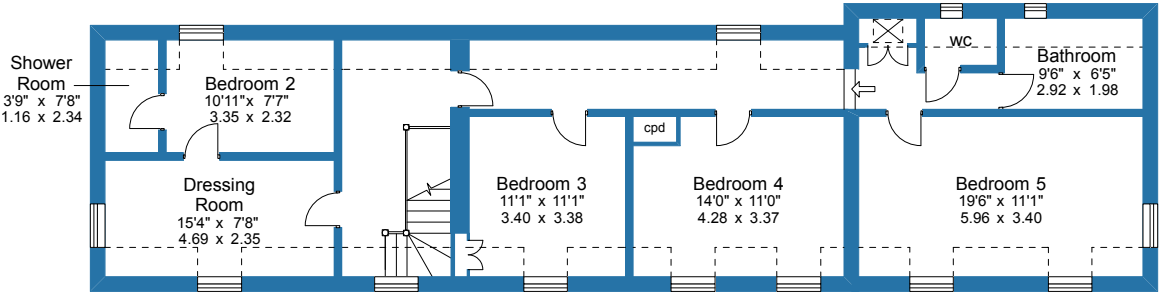
By appointment with the Selling Agents.

HOME REPORT

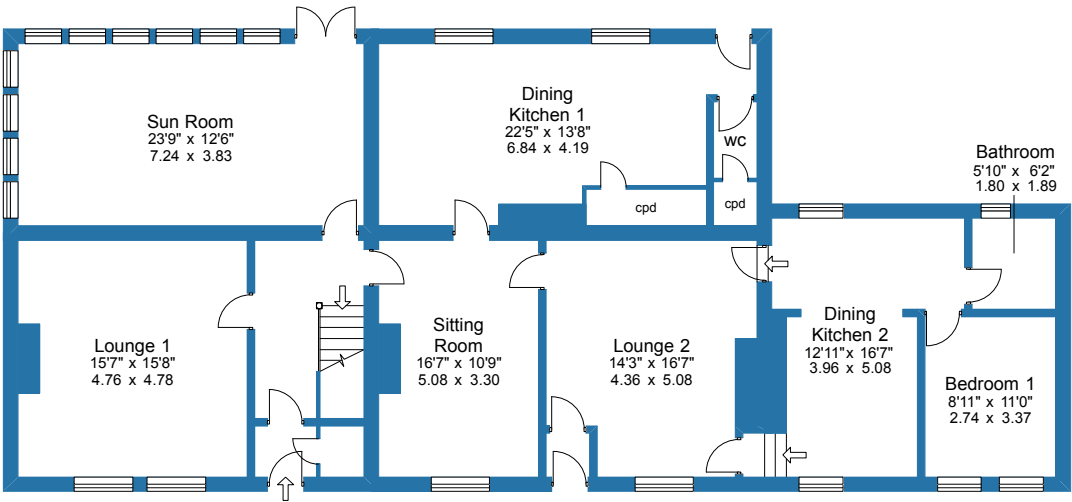
A home Report has been prepared for this property and can be obtained by logging onto ESPC.com or contacting the selling agents.

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.



First Floor



Ground Floor

For illustrative purposes only. Not to scale.



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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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