



12 Braeside, New Galloway, Castle Douglas, DG7 3RU

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Offers over £140,000

“Well presented, 3 bedroom, family home with sizeable gardens and off street parking”

Ground Floor

- + Lounge/Dining Room
- + Kitchen
- + Utility Room
- + Bathroom

First Floor

- + 3 Double Bedrooms (1 with En-Suite Wet Room)

Outside

- + Gardens
- + Garage

EPC Rating C



LOCATION

The property enjoys an elevated position within an established, residential area in west of the village of New Galloway, close by to the local primary school and fire station, within easy reach of local amenities. More extensive amenities are available in the town of Castle Douglas, approximately 14 miles to the south.

DESCRIPTION

Well presented, semi-detached, family home with sizeable gardens and off street parking. This property enjoys spaciouly laid out, light filled accommodation arranged over two floors which is in good decorative order with UPVC double glazing, an air source heat pump serving the radiators and open fire in the lounge/dining room.

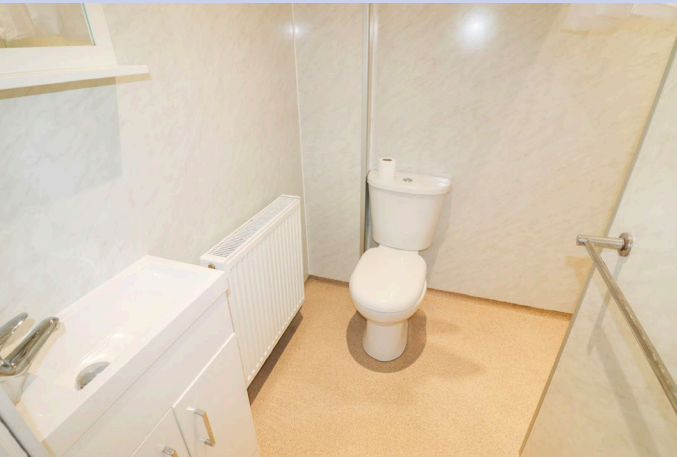
The property opens in to a bright spacious hallway, with open under stair area, which provides access to the lounge/dining room, kitchen, bathroom and upper floor. The spacious, light filled lounge/dining room has a double aspect and serving hatch from the adjoining dining kitchen, flowing through to the utility room which has access to the rear garden. The bathroom completes the ground floor accommodation. Upstairs, there are three bright, double bedrooms, one of which has a modern en-suite wet room.

ACCOMMODATION

Ground Floor

Entrance Hall

Part obscure glazed UPVC external front door to a bright spacious entrance; part glazed doors to lounge and kitchen, and two stairs up to the bathroom; staircase to upper floor with open under stair area; Openreach master socket; central heating control; smoke detector; natural wood finishes; laminate flooring; radiator.



Lounge/Dining Room

Spacious, bright room with windows to the front and rear; tiled fire-place with open fire and a solid wooden mantel; smoke detector; television aerial connection; serving hatch from kitchen; laminate flooring; two radiators.

Kitchen

Window to rear overlooking the garden; light wood effect fitted wall and floor units with a complementing worktop and coloured tiled splash-back; stainless steel 1½ bowl sink unit; built-in Whirlpool double oven with extractor hood above; space for freestanding fridge freezer; space and plumbing for dishwasher; smoke detector; natural wood finishes; laminate flooring; radiator; part glazed door to the utility room.

Utility Room

Fitted wall and floor units, and worktop (matching to the kitchen) incorporating stainless steel sink unit; space and plumbing for washing machine; coat hooks; natural wood finishes; laminate flooring; electric meter/fuse box and solar PV unit; part obscure glass UPVC external door to garden.

Bathroom

Obscure glazed window; white suite of bath with Jade electric shower over, tiled surround and folding screen, w.c. and wash-hand basin; corner shelved unit; mirror fronted cabinet; laminate flooring; Dimplex wall fan heater; radiator.

First Floor

First Floor Landing

A carpeted staircase with wooden balustrade and large front facing window, leads to the first floor landing; built-in shelved airing cupboard; access hatch to roof space; natural wood finishes; smoke detector; radiator; natural wood doors to the three bedrooms.



Master Bedroom with En-Suite Wet Room

Double bedroom with windows to the side and rear; television aerial connection; storage alcove; natural wood finishes; radiator; door to en-suite wet room.

Wet Room

White suite of w.c. and wash-hand basin in vanity unit; fitted wall mirror and shelf; shower area with Mira Advance shower, curtain and rail; wet room flooring; full waterproof wall paneling to walls; extractor fan; downlights; Dimplex wall fan heater; radiator.

Bedroom 2

Double bedroom with window to the front and distant views towards the hills; built-in wardrobe with hanging space; fitted carpet; radiator.

Bedroom 3

Double bedroom with two rear facing windows and views across the garden towards the hills beyond; built-in cupboard storing heat pump cylinder and hot water cylinders; fitted carpet; radiator.

OUTSIDE

Garden

There are garden grounds to the front side and rear of the property. The front garden comprises a small grass lawn, a stone chipped area, flower borders, and a central pathway leading to the front entrance with outside light. There is a paved parking area located at the side and a paved pathway with borders to the rear garden. Electric car charging point. The side garden is also accessed by a large wooden gate from the parking area.

There are generous sized gardens to the side and rear laid in grass with established beds/borders. Wooden garden shed, coal bunker and air source heat pump.





General

There are six photovoltaic/solar panels located at the front elevation of the dwelling, which supply power towards the generation of electricity for the dwelling/National Grid, the solar element generates hot water for the dwelling. The inverter is located in the loft void.

VIEWING

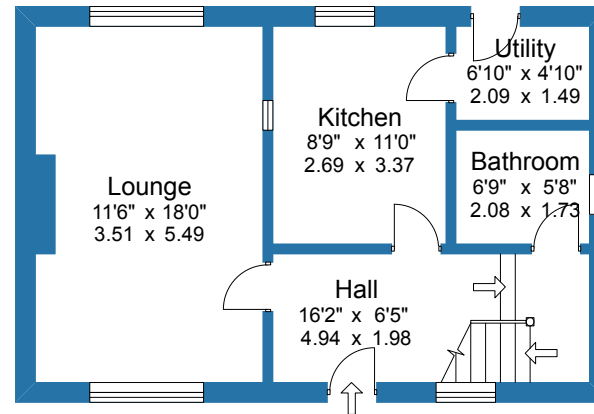
By appointment with the Selling Agents.

HOME REPORT

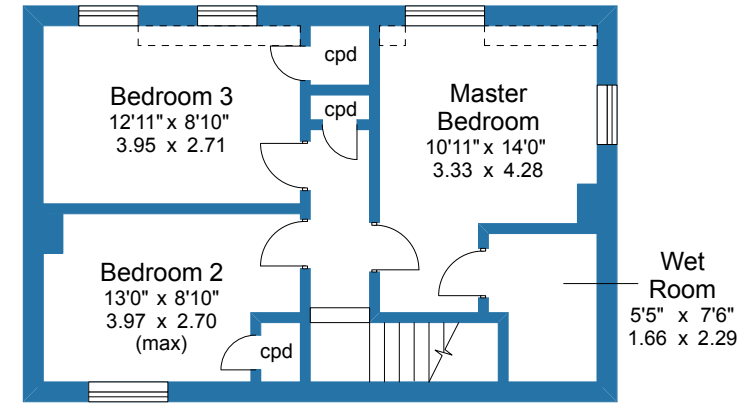
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

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.



Ground Floor



First 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



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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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