



8 Netherhall Place

Bridge of Dee, Castle Douglas, DG7 1TS

8 Netherhall Place, Bridge of Dee, Castle Douglas, DG7 1TS

A well-proportioned and appointed modern large family home, located in quiet cul-de-sac in the village of Bridge of Dee. The property benefits from beautiful views from the rear of the property over open farmland to the hills beyond. Viewing highly recommended.

Ground Floor
Vestibule
Entrance Hall
Sitting Room
Kitchen/Diner
Dining Room
Sun Room
Bedroom 4
Bedroom 5/Playroom
Study/Bedroom 6
Bathroom
Utility Room

First Floor
Master Bedroom
Hallway
Bedrooms 2 & 3
Bathroom

Gardens and Drive. Double Glazing. Gas Central Heating

www.williamsonandhenry.co.uk



An exceptionally well presented family home situated in the village of Bridge of Dee. This modern property, designed and built by the current owners around eleven years ago to fit the growing needs of a young family and to provide spacious accommodation for grandparents, is well thought out, with every room offering storage space. The large proportions of the rooms in this home are exemplary.

The Bridge of Dee itself has a community hall with various activities on offer and also a local bakery shop which sells many essentials. Despite the close proximity to the A75, the house itself is in a very quiet, cul-de-sac location and is not disturbed by this. The property benefits from beautiful views from the rear of the property over open farmland to the hills beyond.

Located by the River Dee, with numerous attractive, peaceful walks nearby. The village itself is close to local amenities, which are in easy reach by car, or using the regular bus service running through the Village to the nearby towns of Castle Douglas & Kirkcudbright.

ACCOMMODATION

VESTIBULE

Double glazed door to front with ornate pane. Steps and a ramp leading to the front vestibule entrance with coat hooks. Door to entrance hall.

ENTRANCE HALL

Spacious hallway with access to the rooms of the ground floor, the hallway benefits from plenty of storage space and space for display cabinets. Two Radiators.

SITTING ROOM

19'0" X 14'0" (6.01m x 4.26m)

Large light, family Sitting Room with large window to the front. Radiator. Fireplace. Glazed double doors opening to dining room. Glazed door to entrance hall. TV point. Telephone point. Glazed door to entrance hall.

DINING ROOM

14'06" X 13'05" (4.43m x 4.09m)

Glazed doors leading from Dining Kitchen and Sitting Room and Sun room. Well-proportioned with space for all the family, including extended family to dine. Radiator.

KITCHEN/DINER

14'02" X 13'05" (4.32m x 4.08m)

Fitted wooden wall and floor units in a light oak, formica work surface. One and a half bowl sink with drainer. Plumbing for dishwasher and gas connection and space for a large cooker and hob. Built in cooker hood. Attractive and modern tile splash back. Large family Kitchen with double glazed windows with views to the rear garden and fields beyond. Space for a large kitchen table. Radiator. Doors leading to Entrance Hall and Dining Room.

UTILITY ROOM

9'07" X 6'08" (2.93m x 2.04m)

Access to the rear garden from the Utility Room. This space offers an area for a washing machine and tumble dryer. There is also space for hanging coats and storage.

SUN ROOM

13'9" X 11'5" (4.20m x 3.50m)

Currently used as a second Sitting Room for the grandparents, this is a bright and quiet room benefitting from colorful views to the rear garden and hills beyond. This room provides an excellent space to get away from it all, with space for sofas, chairs and shelving. TV point and doors to the rear garden. Sky TV Point.

BEDROOM 4

13'3" X 8'11" (4.04m x 2.72m)

Large double bedroom with ample built in wardrobes extending the length of one wall and drawer space extending the length of another wall. This room is currently used by the grandparents and offers privacy for guests or family members. Radiator. Window to Front.

BEDROOM 5/PLAYROOM

11'02" X 9'09" (3.40m x 2.98m)

Currently used as the children's Play Room, this Bedroom is also large enough for a double bed to offer additional bedroom accommodation. Double glazed window to front. Fitted wardrobes. Radiator.

STUDY/BEDROOM 6

9'10" X 6'04" (2.99m x 1.93m)

Currently used as a home office but could also offer space for a single bedroom.

BATHROOM

10'09" X 10'00" (3.27m x 3.05m)

Modern and spacious Family Bathroom with separate shower and corner bath. WC and sink unit. Fully tiled shower cubicle with tiling surrounding the bathroom. Storage space. Radiator, obscure glazed window to rear.

UPSTAIRS

MASTER BEDROOM

17'08" X 13'07" (5.38m x 4.15m)

Well-proportioned large master bedroom with double glazed windows to front. Space for a large bed and ample built in wardrobe storage extending the length of one wall. Part combed ceiling. Sky point. Telephone point and radiator.



UPPER HALLWAY

Offers eaves storage

BATHROOM 8'11" X 8'07" (2.72m x 2.61m)

Modern and spacious offering separate bath and shower. WC and sink unit. Fully tiled shower cubicle with tiling surrounding the bathroom. Storage space.

BEDROOM 2 15'10" X 9'09" (4.83m x 2.97m)

Double Bedroom. Currently used as children's bedroom, there is enough space for storage and a double bed. Double glazed bedroom to rear with views to open countryside. Radiator.

BEDROOM 3 13'05" X 9'09" (4.08m x 2.97m)

Double Bedroom with windows to the front. Currently used as children's bedroom, there is enough space for storage and a double bed. Part combed ceiling. Radiator.

OUTSIDE

FRONT GARDEN

Currently laid to gravel and used as a driveway with space for up to five cars.

REAR GARDEN

Containing, rear patio but also laid to lawn. The rear patio offers a space for the family to dine and barbeque, surrounded by beautiful, mature bedding plants and shrubs. The rear garden is situated near the fields to the rear of the property and is a quiet and peaceful area. There is space for children to play but the garden is also easy to maintain given the raised bedding and the ample but not extensive lawn.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

The agents assume that the subjects are served by mains water, drainage to septic tank, mains electricity and mains gas but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

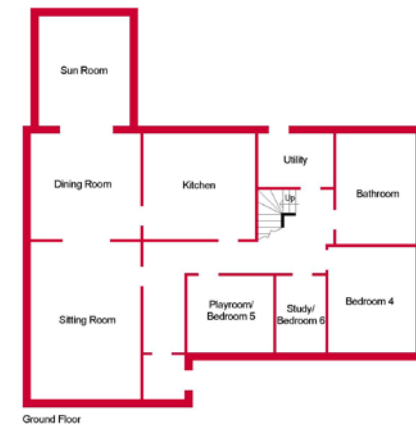
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright, the Legal Post Number is LP-1 Kirkcudbright and the Fax Number is 01557 332057.

Ref: ER/SL/BENSD01-01

8 Netherhall Place, Bridge of Dee, Castle Douglas



Sketch plan for illustrative purposes only
Approximate floor area 234m²

WILLIAMSON & HENRY

Solicitors and Estate Agents

www.williamsonandhenry.co.uk

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

GATEHOUSE OFFICE: (Tuesdays only), 32 High Street, Gatehouse DG7 2HP Tel: (01557) 814293

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. SO303783.
Registered Office: 13 St Mary Street, Kirkcudbright, DG6 4AA

