



Langbank, The Causey, Haugh of Urr, DG7 3YD

Offers over £250,000



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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Unique rarely available 3 bedroom semi-detached extended Galloway cottage. Situated in the rural area of The Causey Haugh of Urr a village 3 miles north of Dalbeattie Langbank offers spacious living accommodation, ample storage, benefits from two bathrooms and has beautifully maintained gardens.

The property offers country living appealing to buyers seeking a rural lifestyle but with convenient access to urban amenities. With spectacular views the property must be viewed to be appreciated.

ENTRANCE HALL

Composite front door, oak wood flooring, light fitting, radiator, large storage cupboard with shelving, doors leading to study, living room, dining room and kitchen.

STUDY (POSSIBLE 4TH BEDROOM) – 3.62M X 3.59M

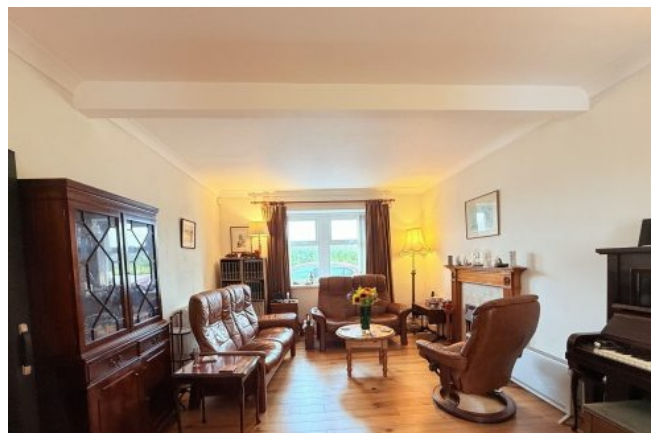
Window to front, oak wood flooring, decorative fireplace with fire, light fitting.

LIVING ROOM – 5.83M X 3.67M

Window to front and back, oak wood flooring, decorative fireplace with electric fire, radiator.

DINING ROOM – 2.77M X 3.80M

Open arch off hall to Dining Room, window to side, decorative centre light fitting, oak wood flooring, radiator.



KITCHEN – 3.54M X 3.29M

French doors to garden, wooden shaker style wall and base units, ample worksurfaces, stainless steel sink with mixer tap, dishwasher, waste disposal flooring, space for fridge, light fitting, vinyl flooring, radiator.

BACK HALL

Doors to shower room and utility room, large storage cupboard, coat hooks, light fitting, radiator.

SHOWER ROOM – 1.39M X 2.42M

Opaque window to back, W.C., wash hand basin, shower cubicle with gas powered shower, vinyl flooring, heated towel rail, small radiator behind, light fitting.

UTILITY ROOM – 3.46M X 2.44M

UPVC doors to back and front, window to garden, wall and base units, tiled flooring, stainless steel sink, plumbing for washing machine, radiator and combi – boiler.



LANDING

Velux window, fitted carpet, under eave storage, large walk-in airing cupboard with shelving and radiator just before the bathroom, light fitting, doors to 3 bedrooms and bathroom.

BEDROOM 1 - 3.33M X 3.73M

Bay window to front, fitted carpet, light fitting, radiator, under eave storage.

BEDROOM 2 – 3.01M X 4.44M

Bay window to front, fitted carpet, radiator, light fitting, sink with tiled splash back and wall mounted mirror.

MASTER BEDROOM – 3.59M X 4.14M

Window to back, fitted carpet, light fitting, radiator, large storage cupboard which has been previously used as a dark room and has the potential to be made into a small ensuite toilet, fitted wardrobes.

BATHROOM- 3.87M X 1.78M

Velux window, bathroom suite comprising of W.C. wash hand basin, bath, shower cubicle with gas powered shower, wood effect flooring, radiator, spacious walk in cupboard.



OUTSIDE

Off street parking to side and front of property. Beautifully maintained well stocked gardens to rear with lawn, mature fruit trees, shrubs and borders.

NOTES

The property is heated by a gas fired boiler and fitted with double glazing throughout.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

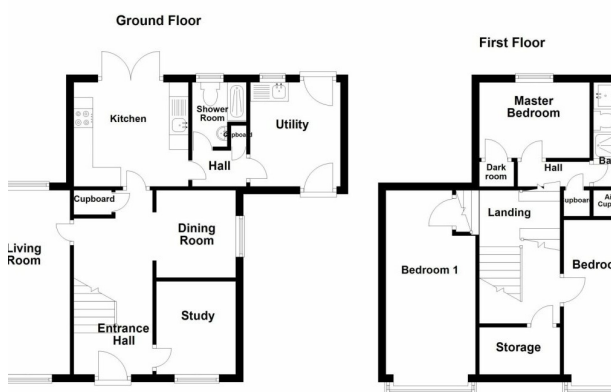
installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.

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