



Glenburnie, Mouswald, Dumfries, DG1 4LT

Offers over £240,000

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We are delighted to welcome to the market Glenburnie a unique Cottage situated just 5 miles from Dumfries offering a rural lifestyle with urban amenities close by.

Surrounded by extensive gardens and woodland areas and with open views the property has been recently renovated and offers a high standard of accommodation with potential for further extension. Must be viewed to be appreciated.

#### ENTRANCE HALL – 1.30M X 2.92M

UPVC front door, attic hatch, wood effect flooring, radiator, coat hooks.

#### KITCHEN – 3.70 X 4.96M

UPVC back door, window to front, door to conservatory, modern Shaker style wall and base units with island, ample worksurfaces with integrated appliances, Belfast sink, tiled splash back, wood burning stove with slate hearth, spot lighting, modern ceiling extractor fan, decorative light fitting with further spot lighting, vertical chrome radiator.

#### CONSERVATORY

Windows surrounding with door to patio area, wood effect flooring.



### BEDROOM 1 – 3.32M X 2.94M

Window to side, wood effect flooring, light fitting, attic hatch, original latch wooden door, radiator.

### LIVING ROOM – 3.86M X 4.69M

Window to side and front with resin copper effect windowsills, wood burning stove with slate hearth and floating mantel piece, light fitting, radiator and wood effect flooring.

### HALL -1.78M 2.16M

Wood effect flooring, electric meter, light fitting, doors to living room, bathroom, master bedroom and boot room.

### BATHROOM – 2.10M X 1.56M

Opaque window, white modern bathroom suite comprising of W.C., wash hand basin., bath with water fall shower, respatex tile effect wall panels, vinyl flooring, centre light fitting, heated towel rail.



### BOOT ROOM

UPVC door with side light to side, cupboard housing boiler, coat hooks.

### MASTER BEDROOM – 3.42M X 3.25M

Window to the back, wood effect flooring, light fitting, radiator, walk in wardrobe with lighting, sliding wooden door to ensuite.

### ENSUITE – 1.27M X 1.38M

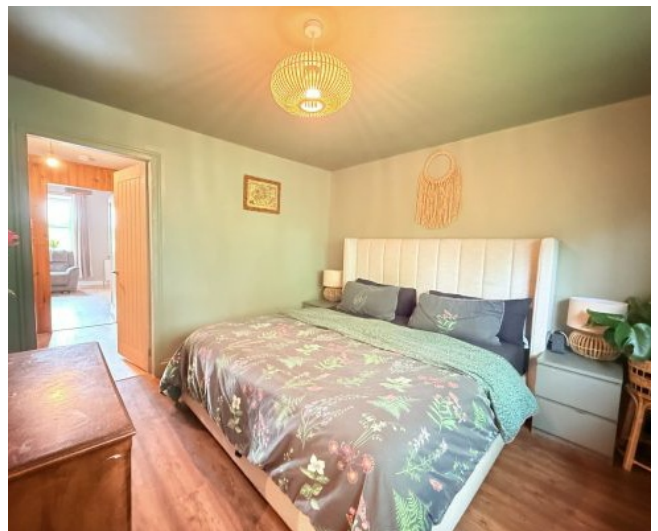
Modern W.C., wash hand basin, and double shower with mains waterfall shower, tiled walls and flooring, extractor fan, heated towel rail.

### OUTSIDE

Double gates to generous driveway for multiple cars and through a secure gate onto a vast lawn area with mature fruit trees, shrubs, multiple sheds/garages and a small wooded area. The garden ground comes to 1.5 acres.

### NOTES

The heating is provided by an oil fired boiler and the property is fitted with double glazing throughout.



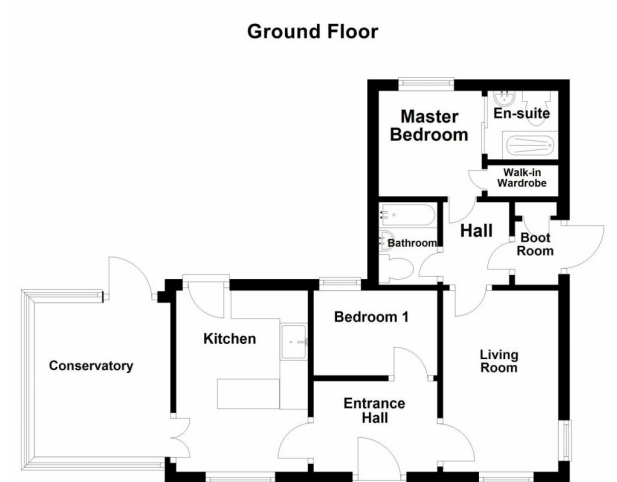
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MARKETING REGULATIONS

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.







# BRAIDWOODS

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