



WILLIAMSON
& HENRY
Solicitors & Estate Agents



RIVERDALE

BRIDGE OF DEE, CASTLE DOUGLAS, DG7 1TR

Surprisingly spacious three bedroom mid-terraced cottage in a quiet village location.



Accommodation:

Ground Floor:

Entrance Vestibule
Hallway
Lounge
Double Bedroom 1
Living Room
Bathroom
Kitchen
Double Bedroom 3

Outside:

Front and rear garden
Outhouse

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Riverdale is a charming traditional mid terraced cottage under slate roof set in a quiet residential location within the village of Bridge of Dee. The flexible layout of the property makes it ideal for a number of different buyers, the current owners have made the most of the convenience of this home by having it set up with two bedrooms and two reception rooms as well as a dining kitchen.

To the rear of the property is a delightful cottage garden with useful stone built outhouse.

Bridge of Dee is conveniently located beside the A75 with attractive walks and cycle routes nearby. The village itself is close to local amenities in the "Food Town" Castle Douglas and the "Artists' Town" Kirkcudbright which are in easy reach by car or using the regular bus service which runs through the village

ACCOMMODATION

Entered via paved path from the front garden through wooden glazed door into:-

ENTRANCE VESTIBULE 1.58m x 1.17m

Slate effect ceramic tiled floor. Ceiling light. 15 pane obscure glazed door into:-

HALLWAY 5.19m x 0.84m widening to 1.44m

Bright hallway with doorways leading off to all main areas of the house as well as the rear garden. Fitted carpet. Radiator. Coat hooks. Ceiling light.

LOUNGE (front left) 4.50m x 4.55m

Large sitting room benefiting from ample natural light from the large picture window to front with deep sill beneath. Curtain track and curtains above. Open fireplace with tiled hearth and brick surround and wooden mantle. TV aerial point. Ceiling light. Smoke alarm. BT telephone point. Radiator. Recessed shelved alcove. Fitted carpet. Door into:-

DOUBLE BEDROOM 1 3.74m x 5.42m

Accessed directly from the sitting room, this good sized bright and spacious double bedroom overlooks the front garden. Fitted carpet. Loft access hatch. Radiator. Wash hand basin inset into built in vanity unit. Large double wardrobe. Obscure glazed window to rear with roller blind. Curtain track and curtains. Ceiling lights.

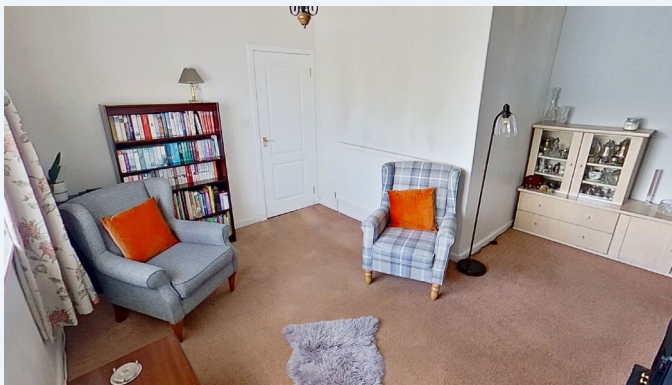
LIVING ROOM 3.98m x 4.53m

Bright, spacious front facing room. Currently used as a sitting room but could easily be used as a further double bedroom. Fitted carpet. Large picture window to front with curtain track and curtains above. Radiator. Ceiling light.

BATHROOM

1.51m x 2.92m

Beech effect laminate flooring. Suite of White wash hand basin and WC, inset into built in vanity unit providing useful additional storage. Laminate work surface. Tiled from floor to ceiling on all walls. Bath with shower screen and mains shower. Obscure glazed window to rear with deep sill. Radiator with thermostatic valve. Ceiling light.



KITCHEN 3.18m x 3.40m

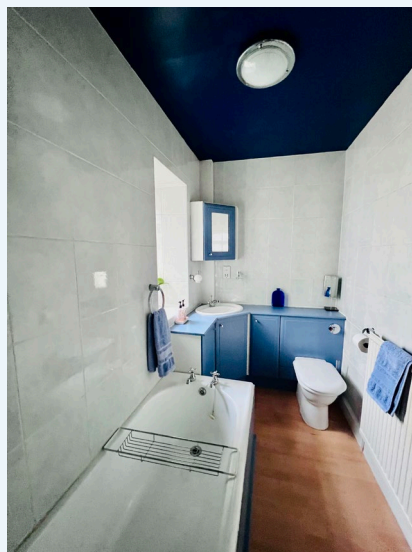
Good sized kitchen with ample space for a dining table. Ample storage and worktop preparation space with a number of fitted shaker style kitchen units with laminate work surface. Tiled splash backs. Window overlooking rear garden. Stainless steel 1 ½ bowl sink with mixer tap above. Washing machine. Dishwasher. Freestanding electric cooker. Shelving on one wall. Radiator.

DOUBLE BEDROOM 3 2.73m x 4.48m

Rear facing. Fitted carpet. Built in wardrobes with hanging rail. Window to rear with curtain track and curtains. Ceiling light.

OUTSIDE

To the front of Riverdale is a paved path leading from the road into the property, the front garden is mainly laid to lawn with well stocked flowerbeds on either side. A number of neighbouring properties have utilised this area at the front to create an off street parking space.



To the rear of the property is a covered path leading out from the rear door of the cottage to a sheltered cottage garden. A few steps lead up to a formal lawned area which is bordered by well stocked flowerbeds and established shrubs.

STONE OUTBUILDING

Located next to the cottage and adjacent to the exterior door leading from the rear hall in Riverdale out to the garden is good sized stone built outhouse with power. It is thought that subject to appropriate planning consents that this may be able to be combined into the main house should an onward purchaser wish.

BURDENS

The Council Tax Band relating to this property is B

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage 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

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

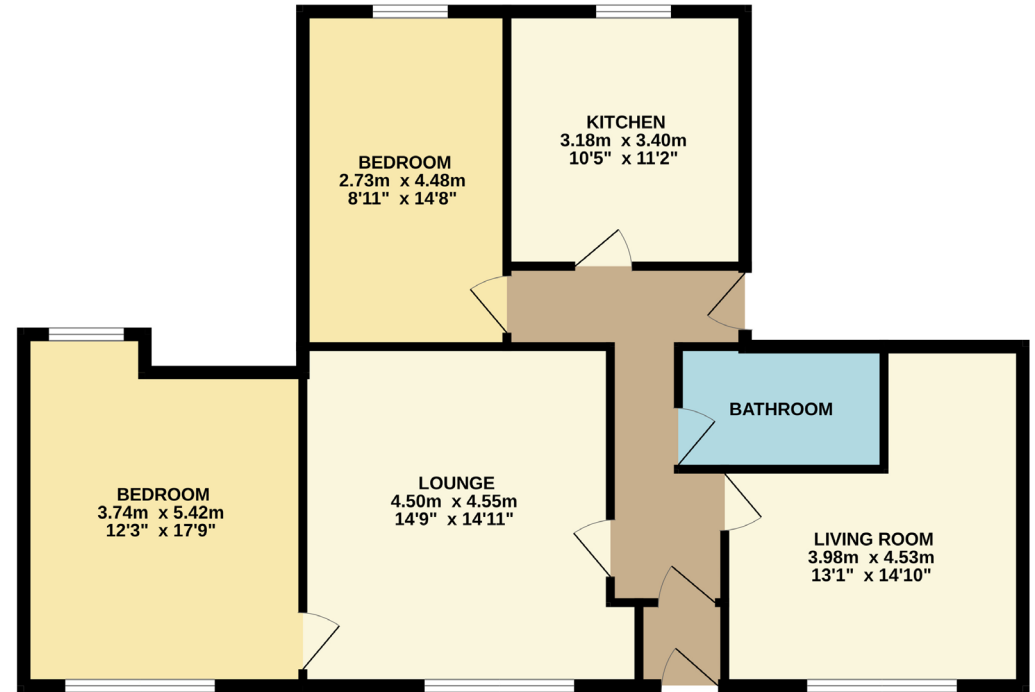
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/FORTB01-01



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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