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Solicitors & Estate Agents



7 MILL ROAD

HAUGH OF URR, CASTLE DOUGLAS, DG7 3YB

Spacious detached 3 bedroom bungalow enjoying a pleasant outlook with fine views across neighbouring countryside, located along a quiet no-through lane in the village of Haugh of Urr.



Accommodation:

Ground Floor:

Entrance Porch/Sun Room
Reception Hallway
Kitchen
Open Plan Sitting / Dining
Room/Study
3 Double Bedrooms
Bathroom

Outside:

Single Garage. Front and
Rear Gardens. Driveway.

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7 Mill Road is a well-proportioned bright and airy 3 bedroom detached bungalow located on a quiet no-through lane, and enjoying a spacious and level wrap-around garden.

It is close to the local primary school, nursery, pub/restaurant and main bus route, has an active community life, and would be sure to suit a range of different buyers.

The village is well located, with ease of access to both the market town of Castle Douglas and the smaller town of Dalbeattie to the south east with its forest, popular with dogwalkers and cyclists. Access is easy onto the A75 Dumfries-Stranraer trunk road, is convenient to both the Galloway hills and coast, also routes to Ayr, Glasgow and Edinburgh, and ferries to Ireland.

Castle Douglas is a thriving rural Galloway town, lying 15 miles south-west of Dumfries where the regional hospital is based. The town enjoys a range of independent shops and facilities including secondary school, library, swimming pool, large modern Health Centre, supermarkets, and a thriving community-run theatre and cinema.

The Dumfries and Galloway region is a hidden gem, treasured for its peace and space with beautiful rolling hills and pastures, lochs, forests, beaches and clifftops, all with abundant wildlife. It has the designated International Dark Skies Forest Park, and Unesco Biosphere Conservation Area at Gatehouse of Fleet.

Galloway boasts a rugged coastline renowned for past smuggling and is a draw to sailors, with a popular marina in nearby Kippford, also Outdoor Activity Centre at Loch Ken. Benefiting from the Gulf Stream, the general climate is mild and there are consequently many beautiful gardens to visit both near and far including the National Trust Gardens close by at Threave, also excellent garden centres.

ACCOMMODATION

Entered from front garden/driveway through uPVC double glazed door into:-

ENTRANCE PORCH/SUN ROOM

1.99m x 2.70m

Well positioned front porch / sun room. Glazing on 2 walls. Internal uPVC double glazed window looking into kitchen. Ceramic tiled floor. Wooden glazed door with obscure glazed side panel into:-

RECEPTION HALLWAY

4.63m x 1.87 widening to 4.01m x 2.31m

Spacious reception hallway with doorways leading off to all accommodation. Built in cupboard housing hot water tank with shelving above. Further storage cupboard with coat hooks and shelving. Central heating thermostat. Wall light. Ceiling light. 2 radiators. Coat hooks. Loft access hatch with integrated Ramsay sliding loft ladder. Smoke alarm. Fitted carpet.

KITCHEN

3.12m x 4.56m

The kitchen benefits from a good range of solid Oak fitted kitchen units with Laminate work surfaces and tiled splash backs. Stainless steel Franke sink with mixer tap above and integrated water filter. Integrated Siemens 5 burner gas hob with electric double oven beneath. Freestanding Bosch fridge freezer. Under cupboard lighting. Cupboard housing Worcester gas fired boiler. Ceiling lights. Smoke alarm. Internal double glazed window into Sun room. Karndean vinyl tiled flooring. 15 pane wooden glazed door leading to:-

DINING/STUDY ROOM AND SITTING ROOM

Bright and spacious 'L' shaped open plan reception room located to the rear of the property enjoying fine views across the garden and neighbouring fields. This flexible space would be ideal for modern family living and has direct access to both the hallway and kitchen.

Dining/Study Area

2.42m x 4.68m

uPVC double glazed window to side overlooking garden and fields beyond with curtain pole and curtains above. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet. Opens into:-

Sitting Room Area

5.73m x 5.06m

Bright, spacious sitting room with large uPVC double glazed picture window to side overlooking garden to farmland beyond with curtain pole and curtains above. Wooden double glazed door leading out to garden with curtain pole and curtains above. Feature fireplace with living flame effect gas fire, stone surround and mantel above. Wall light with dimmer switch. Ceiling cornicing. Smoke alarm. 2 radiators. Fitted carpet.

BATHROOM

2.18m x 2.83m

Good sized family bathroom with suite of wash hand basin, W.C. and bath. Mira Event electric shower above bath. Chrome heated towel rail. uPVC obscure glazed window to front with roller blind above. Radiator. Fixed bathroom cabinet. Recessed ceiling spotlight. Vinyl flooring.

DOUBLE BEDROOM 1

3.45m x 3.83m

Bright front facing double bedroom. uPVC double glazed window with curtain track and curtains above. Radiator below. Double built in wardrobe with hanging rail and shelving above. Ceiling light. Fitted Carpet.

DOUBLE BEDROOM 2

3.66m x 3.67m

Generous double bedroom with ample natural light from uPVC double glazed picture window with curtain track and curtains. Built in cupboard with hanging rail and shelving. Radiator. Ceiling. Fitted carpet.

DOUBLE BEDROOM 3

3.94m x 2.68m

Located to the rear and enjoying fine views from uPVC double glazed window with curtain track and curtains. Built in cupboard with hanging rail and shelving. Ceiling light. Fitted carpet.

ATTIC SPACE

Spacious attic which can be access via Ramsay Ladder from the main reception hall. This useful space is approximately 121m² and predominantly floored with electric lighting and windows situated at either end designed with scope for developing living space to the upper floor subject to appropriate planning consents.



OUTSIDE

GARAGE

Single. Concrete floor. Fixed shelving. Up and over door. Wooden obscure glazed window to side. Window to rear. Built in cupboard. Fuse box and consumer unit. Pedestrian door to rear. Ceiling lights and power points.

GARDEN

Generous tarmacadam driveway accessed through double wooden gates with parking for a number of cars or motorhome.

Large, fully enclosed garden mainly laid to lawn at the front of the property.

A paved path leads around to the rear of the property with further large formal lawned, level area bordered by stone dyke wall and hedging enjoying a pleasant outlook across neighbouring fields to the hills beyond.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D

SERVICES

The subjects are served by mains water, mains electricity, mains gas and main drainage but no guarantee can be given at this stage. There is a security alarm installed at the property which is connected but no warranty is given on the operation of the alarm.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office or directly from 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/GOADA01-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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