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Solicitors & Estate Agents



15 TEMPLAND

CROSSMICHAEL, CASTLE DOUGLAS, DG7 3BF

Well-presented detached family home, located on the edge of the popular village of Crossmichael enjoying an open outlook across farmland to the rear.



Accommodation:

Ground Floor:

Reception Hallway
Snug/Double Bedroom 1
Kitchen
Bathroom
Open Plan Sitting / Dining Room

First Floor:

Landing
2 Double Bedrooms
Family Bathroom



15 Templand is a well presented 3 bedroom detached family home enjoying a quiet end of cul-de-sac location and backing onto farmland at the rear. The property provides bright and spacious accommodation throughout and is in 'walk in' condition. Viewing is highly recommended.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities in a town now promoted as a "Food Town". The town also has a wide range of facilities including excellent primary and secondary schools, modern Health Centre, supermarkets and a thriving community run theatre, The Fullarton, nearby.

The Dumfries and Galloway Region is renowned for its beautiful countryside with rolling pastures broken by stone dykes and amenity woodland with a rugged coastline. Benefiting from the Gulf Stream, the general climate is mild and there are consequently many beautiful gardens nearby including the National Trust Gardens at Threave.

ACCOMMODATION

Entered from front garden through uPVC obscure glazed door with glazed panel above into:-

RECEPTION HALLWAY **5.54m x 2.70m narrowing to 0.93m**

Bright and welcoming reception hallway with an abundance of natural light provided from 4 uPVC double glazed windows with roller blind above. Two ceiling lights. Ceiling cornicing. Smoke alarm. Doorways leading off to snug/bedroom, kitchen, bathroom and open plan sitting / dining room. Built in under stair storage cupboard. Solid oak flooring. Radiator. Six pane wooden glazed door into:-

SNUG/DOUBLE BEDROOM 1 **4.03m x 3.79m widening to 3.88m**

Light and airy front facing room currently used as a snug but equally could be used as a ground floor double bedroom. Three uPVC double glazed windows to front with Roman blinds above. Ceiling cornicing. Ceiling light. Fitted carpet.

KITCHEN **3.99m x 3.80m**

Bright and spacious contemporary family kitchen with a good range of white shaker style fitted kitchen units with central kitchen island and breakfast bar area. Integrated fridge freezer. Integrated microwave and oven. Electric Neff hob with stainless steel splash back and stainless steel chimney extractor hood above. Under cupboard lighting. Radiator. uPVC double glazed picture window to rear and side overlooking garden and neighbouring farmland with Roman blinds above.



uPVC obscure glazed door leading out to rear garden. Central pendant ceiling light. Recessed LED ceiling spotlights. Slate effect flooring.

BATHROOM **2.77m x 2.62m**

Suite of white wash hand basin and W.C. White bath with mixer tap and handheld shower attachment. Manrose extractor fan. Walk in shower cubicle with electric shower above and tiled splash backs. Recessed LED ceiling spotlight. Tiled splash backs to waist height. Chrome heated towel rail. Wall mounted bathroom cabinet. Obscure uPVC double glazed window to rear with Roman blind above. Vinyl flooring. 6 pane wooden glazed door from reception hallway into:-

OPEN PLAN SITTING / DINING ROOM **7.85m x 3.99m**

Bright and spacious reception room running the full depth of the property with 3 uPVC double glazed windows to front with Roman blind above with further natural light from 2 sets of uPVC double glazed doors leading out to rear garden with blinds above. Contemporary wood burning stove with chimney flue set on slate hearth. Ceiling cornicing. 2 ceiling lights. Radiator. Solid oak flooring.

Carpeted staircase with wooden handrail leading to first floor landing

First Floor Level

LANDING **0.79m x 2.65m**

Fitted carpet. Built in airing cupboard. Doors leading off to 2 double bedrooms and family bathroom.

DOUBLE BEDROOM 1 (Right) **3.87m x 4.27m widening to 4.81m into window area**

2 double glazed Velux windows overlooking rear garden and neighbouring farmland and further uPVC double glazed tilt and turn window with roller blind above. Partially coombed ceiling. 2 built in double wardrobes with hanging rail and shelving. Radiator. Fitted carpet.

FAMILY BATHROOM **2.79m into shower cubical x 1.90m**

Suite of white wash hand basin, W.C. and walk in double shower cubicle with mains shower above. 2 obscure uPVC double glazed windows to rear with roller blind above. Extractor fan. Chrome heated towel rail. Recessed LED ceiling spotlights. Wood effect laminate flooring.



DOUBLE BEDROOM 2 (Left) **5.84m x 5.90m widening to 7.60m into window**

UPVC double glazed window with roller blind above overlooking garden to rear and farmland beyond. UPVC floor to ceiling windows. Built in double wardrobe. 2 ceiling lights. Radiator. Fitted carpet.

OUTSIDE

The front garden is mainly laid to lawn interspersed with mature shrubs, with paved driveway with parking for a number of cars and providing access to the garage to side.

To the rear of the property is a generous rear garden which is mainly laid to lawn and bordered by hedging. This delightful outside space backs onto neighbouring farmland. There is a paved patio immediately to the rear of the property, which can be easily accessed from the dining room and is ideal for alfresco dining.

WOODEN SHED WITH DECKING

GARAGE

Concrete floor. Up and over door. Power.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, LPG 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 our office.



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/HILLM04-01



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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