



WILLIAMSON
& HENRY
Solicitors & Estate Agents





WESTWAY

THE GLEN, CROCKETFORD ROAD, DUMFRIES, DG2 8PX

Unique detached four bedroom property in a semi-rural location conveniently positioned on the outskirts of Dumfries. In good decorative order throughout. Large garden with footpaths and woodland walk. Detached garage and workshop. Oil fired central heating. Double glazing.

Ground Floor:

Entrance into Reception
Hall
Dining Room
Living Room/ Study
Sun Room
Back Sitting Room/
Bedroom 1
Back Hall
Shower Room
Kitchen
Utility
Hall
Bedroom 2 (Master)
Shower Room
Bathroom

First Floor:

Landing
Sitting Room/Bedroom 3
W.C.
Bedroom 4
Bathroom
Attic Room

Outside:

Extensive Garden
Workshop
Garage



Westway is unique and charming in equal measure. This detached property is deceptively spacious and offers generously proportioned accommodation at ground and first floor level. The current use of the property layout favours reception and entertaining spaces but the versatile accommodation offered both internally and the space in the garden means the property would serve as an ideal family home. Its landscaped gardens and woodland trails coupled with the semi-rural location makes Westway the perfect country retreat whilst not losing the convenience of being on the outskirts of Dumfries.

Westway is situated to the west of Dumfries, with the town centre only approximately 4 miles away and Dumfries and Galloway Royal Infirmary being less than a mile away. It is close to the Dumfries bypass and A75 euro route which gives good access to the east to the M74 motorway, north and south.

ACCOMMODATION

ENTRANCE into RECEPTION HALL 9.42m x 5.39m (30'10" x 17'08") (at axis)

The initial welcome to Westway invites you up two stairs to a much larger entrance hall and reception area. Used by the present owner as a hall come sitting room/reception area it leads you into most ground floor rooms as well as being an excellent place to sit and admire the garden. There are floor to ceiling window panes in one section with back door access to a patio and garden beyond. Fitted electric powered venetian blinds. The central feature is a gas fire fitment mounted on slate plinth to compliment two wall mounted radiators. Fitted carpets. Ceiling and wall light fitments.

DINING ROOM 5.19m x 3.58m (17'00" x 11'08")

The dining room is ideal for entertaining whilst having a view to the garden and ponds. Fitted with storage at either end it could serve as a part library if preferred and it has the unique feature of a partial opening to connect to the living room. Ceiling light fitments. Fitted carpet. Patterned curtains.

LIVING ROOM/STUDY 8.54m x 4.04m (28'00" x 13'03")

Both spacious and welcoming this multipurpose space is currently used by the present owner as a formal living room come study. It gives good views to the garden on both sides of the house. Feature electric log effect fire mounted on slate plinth. Decorative wooden trellis. Fitted carpet. Gives access to sun room.

SUN ROOM 5.00m x 3.62m (16'04" x 11'10")

Access via sliding glass doors from the living room/study. Clearview wood burner. Floor to ceiling glass windows. Back door access to garden patio. Wall mounted radiator. Tiled floor. Ceiling light fitment. Access to back hall.

BACK HALL 1.31m x 1.13m (4'03" x 3'08")

Storage cupboards. Tiled floors. Access to shower room and sitting room/bedroom 1.

SHOWER ROOM 2.93m x 1.71m (9'07" x 5'07")

Large shower cubicle with sunken tray and shower fitment. Overhead storage. Auburn wash hand basin and W.C. Usual bathroom fitments. Wall mounted radiator. Dimplex wall mounted electric heater. Window to rear.

BACK SITTING ROOM/BEDROOM 1 4.71m x 3.95m (15'05" x 12'11")

Presently used as a further sitting room this room could also serve as a double bedroom. It has a stunning outlook to the garden through a single large wall pane window to side and smaller window to rear. Storage cupboards. Fitted carpets. Wall mounted radiator. Ceiling light fitment.

KITCHEN 3.93m x 4.44m (12'10" X 14'06")

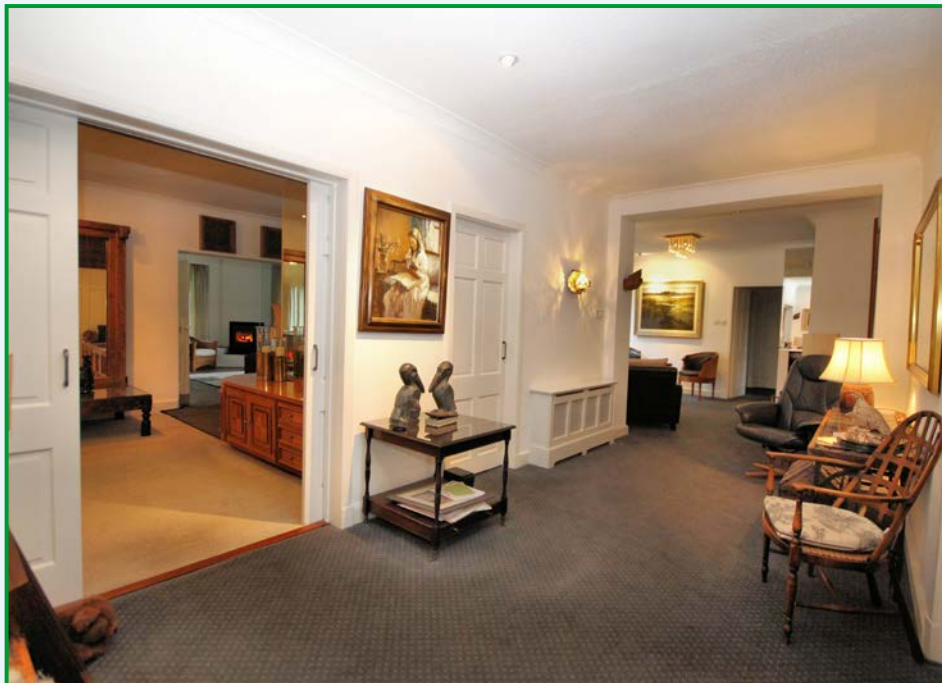
Generous kitchen space with Schreiber wooden units and neutral work surface. Window outlook to garden at side and front of property. Tiled flooring. Ample room for dining. Neff double oven and grill. Neff four ring electric hob. Siemens dishwasher. Integral fridge/freezer unit. Ceiling mounted spotlights and under counter down lighters. Compliment an impressive central light feature. Cupboard housing fuse box and meters. Access to utility.

UTILITY 4.51m x 2.25m (14'09" x 7'04") (at longest and widest)

Handy utility with side door access. Laid to cupboards and shelving. Two wall mounted radiators. Trianco oil fired boiler. Sink with drainer. Bosch washing machine. Zanussi Tumble dryer. Tiled floor covering.

HALL 2.25m x 0.91m (7'04 x 2'11")

Fitted carpet gives access to Master bedroom and shower room from utility and reception hall.



**BEDROOM 2 (Master) 5.34m x 3.47m (17'06" x 11'04")
(Measurement taken into fitted wardrobe)**

Spacious master suite with one full wall of built-in wardrobes (with space for hanging and shelving and partial mirror front). Fitted carpet. Ceiling and wall lighting. Windows to front of property with one feature corner window giving outlook to garden. Wall mounted radiator. Wall mounted trouser press.

SHOWER ROOM 2.23m x 1.88m (7'03" x 6'01")

Large shower cubicle with shower fitment. Overhead xpelair fan. Window to rear. Wall mounted radiator. Floor to ceiling wall tiles. Taupe wash hand basin with matching pedestal. Storage cupboards above. Usual bathroom fitments. Wall mounted dimplex heater. Ceiling spotlights.

BATHROOM 2.36m x 1.64m 7'08" x 5'04")

Accessed from reception hall. Cream wash hand basin, bath and matching W.C. pedestal. Overhead storage. Xpelair ceiling mounted fan. Fitted carpet. Wall mounted radiator. Usual bathroom fitments.

First floor accommodation:

A wooden staircase leads you to the first floor landing. The stairway is all naturally lit by large windows to front of property which take in the surrounding view of open countryside.

**LANDING 3.88m x 2.21m (12'08" x 7'03")
(and through slide door)**

Hatch access to loft. Fitted carpet.

**BEDROOM 3/ SITTING ROOM 5.48m x 3.15m (17'11" x 10'03")
(into eaves)**

Currently used as an upstairs sitting room, It has panoramic dormer outlook to the side of the property over the garden and ponds. Shelving laid on. Jack and Jill wardrobe to bedroom 4. Fitted carpet. Wall mounted radiator. Ceiling light fitments.



BEDROOM 4 4.28m x 2.76m (14'00" x 9'00")

Good sized double bedroom with in-built storage. Fitted carpet. Outlook to rear of property to countryside. Access to W.C. leading into a large storage space.

**W.C. into Storage 7.36m x 2.03m (24'01" x 6'07")
(at longest and widest and into eaves)**

Electric wall mounted dimplex heater. Fitted carpet. White wash hand basin and W.C. Partial wall tiling. Axia ventilation. Shaver point. Open access to large attic storage which is carpeted, shelved, has large velux window to side. Power laid on.

**BATHROOM 2.29m x 1.98m (7'06" x 6'05")
(into eaves)**

White wash hand basin with matching W.C. pedestal and bath. Vent axia extractor fan. Wall mounted heated towel rail. Dimplex electric heater. Usual bathroom fitments. Fitted carpet.

**ATTIC SITTING ROOM 10.61m x 3.20m (34'09" x 10'05")
(at longest and widest – coombed)**

This room has a multitude of uses. Previously used by the current owner as a cinema room, it could serve as a further bedroom, upstairs office or further sitting room as preferred. Fitted wardrobe into eaves. Fitted carpet. Four large velux windows giving outlook to the surrounding countryside. Wall mounted radiator. Further hatch access to eaves. Fitted storage units.

OUTSIDE

GARDEN

Westway house is complimented by its spacious and tendered gardens. The gardens have been carefully landscaped so that there are defined feature sections including a patio for outside dining, terraces for seating to take in the views, lawned areas, feature ponds and its own woodland walk. It is the perfect nature trail for garden lovers and children alike. The current owner has a passion for gardening and that is evident from the attention to detail and garden features. If preferred, subject to local authority consents, the



garden is of a size that it could easily accommodate one or two plots for development. Covered log store.

GARAGE

Spacious garage and workshop with fitted units. Power and water laid on.

HOW TO GET THERE

Travelling east or west on the A75, at the roundabout at Dumfries and Galloway Royal Infirmary (DGRI) take the exit as if going to the hospital. Just before the entrance to the hospital turn right onto the Old Glen Road (passing Kilnford Farm Shop). Continue on that road (this is a dead end road) for approximately one mile. The property is on the left hand side with white painted stone on the road side and a sign (Westway) at the road end mounted on a stone wall.

BURDENS

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band F

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, oil fired central heating and septic tank but no guarantee can be given at this stage.

Any white goods included in the sale are included on a sold as seen basis. The seller shall have no liability or obligation to ensure the same are in working order prior to or at settlement.

The house can be sold fully or part furnished as preferred and subject to separate negotiation. Fitted carpet, curtains and blinds are included in the sale.

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

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

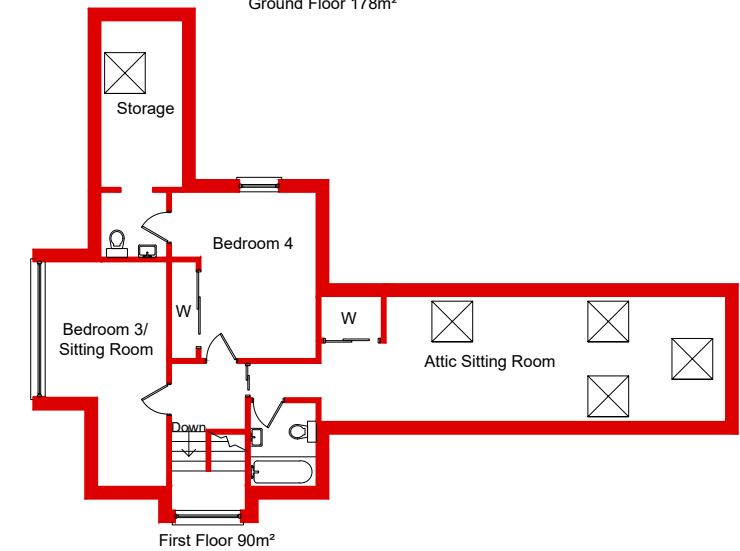
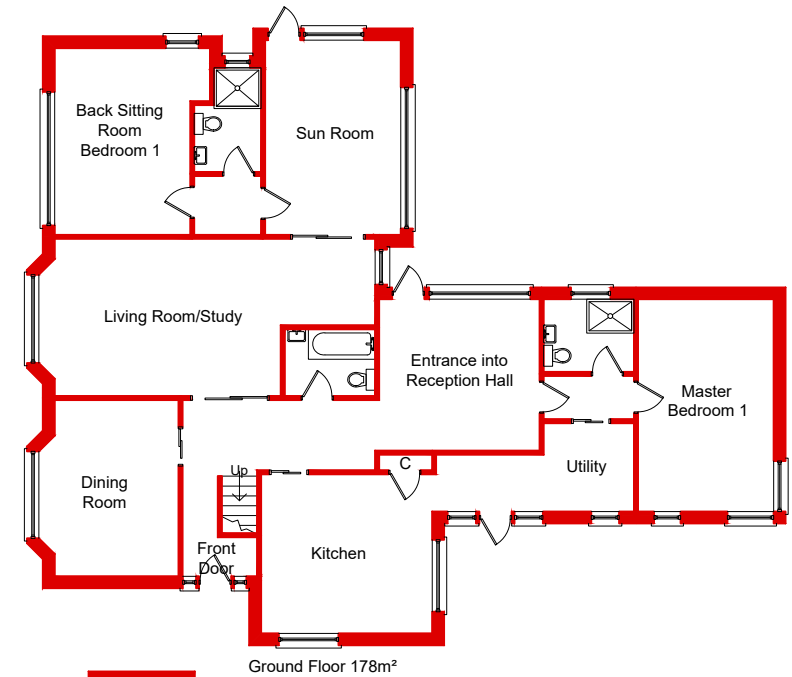
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: HMS/MMCM/STRAR01-07



Westway, The Glen, Dumfries



Sketch plan for illustrative purposes only
Approximate floor area 268m²

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.