

W
&
H

WILLIAMSON
& HENRY
Solicitors & Estate Agents



KERRIX

5 SCHOOL BRAE, HAUGH OF URR, CASTLE DOUGLAS, DG7 3LY

Beautifully presented four bedroom, terraced cottage in immaculate condition located in the popular rural village of Haugh of Urr, Castle Douglas. Large garden to rear. Double glazing throughout.



Accommodation:

Ground Floor:

Hallway
Living Room
Kitchen
Dining Room
Study
Shower Room
Bedroom 1
Bedroom 2

First Floor:

Hallway
Bedroom 3
Bedroom 4
Bathroom

www.williamsonandhenry.co.uk



Kerrix is a well-proportioned terraced cottage located in the heart of the popular village of Haugh of Urr just outside Castle Douglas. This stunning cottage is as stylish as it is homely with a contemporary yet traditional feel to the cottage by decoration and a sympathetic extension to the rear creating a delightful open plan, raised dining room perfect for entertaining or family dining with bi-folding doors which open out onto the patio and garden.

The living and reception areas are complemented by four well-proportioned bedrooms and a large garden to rear. Kerrix would be ideal for a growing family, a couple looking to downsize or upsize or those looking for a country retreat or holiday home investment property.

Haugh of Urr is a delightful village located some 3.5 miles from the market town of Castle Douglas and within easily commutable distance of Dumfries, some 15 miles or so away. The village retains its own charming village pub and a well-regarded primary school within walking distance at nearby Hardgate. It is easily accessible from the A75 to the East and West and also within an easy drive of some of the region's most beautiful coastal bays.

ACCOMMODATION

GROUND FLOOR

HALLWAY **2.48m x 1.41m**

Welcoming reception hallway with slate tiled flooring. Doorways leading off to living room, bedroom 1 and stair leading to first floor. Radiator. Pendant light. Cupboard housing electric meter and fuse boxes.

LIVING ROOM **4.97m x 2.94m**

Well-proportioned country cottage feel living room. Feature Clearview log-burner mounted on black slate plinth with wooden mantle above. Wood flooring. Recessed window to front with Café Style Shutters. Radiator. Pendant light. TV point and telephone point.

KITCHEN (at longest & widest) **3.01m x 5.79m**

Tasteful shaker-style fitted kitchen with wooden work surfaces and tiled splash back. Ceramic Belfast sink with mixer tap. Gas-fired Aga range. Limestone Quarry floor tiles. Velux window providing additional natural light. Large cupboard with additional storage and housing Worcester gas boiler. Plumbing for washing machine. Dishwasher. Integrated Fridge with freezer compartment. Plus additional integrated fridge. Rear door providing access to the garden. Steps with contemporary wooden bannister with glass panel inserts lead up to a spacious open plan dining area.

DINING ROOM AREA **4.14m x 4.14m**

This bright and airy reception area is ideal for modern family living with an abundance of natural light flooding in from the Velux windows above, side window and panoramic gable-end width bi-fold doors giving optional extended dining out to the patio. The dining room is a versatile space and could accommodate a lounge area as well as dining if preferred. Wooden flooring. Under floor heating. Pendant carriage lights.

STUDY/DRESSING AREA (at longest & widest) **3.89m x 2.55m**

Previously also used as an office this versatile area leads off from living room and gives onward access to shower room and primary bedroom. Window overlooking rear garden. Under window storage cupboard. Radiator. Pendant light. Wood flooring

SHOWER ROOM **1.26m x 2.45m**

Large walk-in shower cubicle. WC and wash hand basin with chrome fittings. Floor to ceiling wall tiling. Heated towel Radiator. Spotlights. Gives access to large under stair storage cupboard laid to shelving. Slate floor tiles.

BEDROOM 1 (at longest & widest) **2.94 m x 3.42m**

Spacious double primary bedroom with feature fireplace. Radiator. Window, with original wooden shutters and seating with storage, overlooking garden to rear. Accessed by sliding doors from the dressing room gives the primary bedroom area a "suite" feel. Pendant light. Fitted carpet.

BEDROOM 2 **4.10m x 2.76m**

Double bedroom with recessed window outlook to front. Café Style shutters. Wall press storage. Radiator. Pendant light. Fitted carpet.

First Floor level

HALLWAY INTO EAVES **2.25m x 2.55m (at axis into eaves and over stair)**

Carpeted stair leading to first floor landing. Wooden bannister. Into eaves storage access. Spot lights. Landing gives access to two bedrooms and bathroom.

BEDROOM 3 **2.86m x 3.46m (into eaves)**

Double bedroom with outlook to front of property. Spotlights. Radiator. Fitted carpet.

BEDROOM 4 **2.83m x 3.02m (into eaves)**

Single guest bedroom with outlook to front of property which could also be used as an office. Fitted wardrobes. Fitted carpet. Radiator. Spotlights.

BATHROOM **(3.55m x 2.98m) (into eaves)**

Contemporary fitted bathroom with traditional suite of White wash-hand basin and free-standing roll top bath with shower attachment. White WC. Floor to ceiling wall tiles. Italian slate floor tiles. Storage area with potential for installation of shower if preferred. Feature Port window to rear. Radiator. Spotlights.

GARDEN

Accessed directly from the dining room is a large patio area perfect for alfresco dining with access led from bi-fold doors from dining room or back door from kitchen. Large formal lawn bordered by trees, shrubs and hedging. Garden shed. Log store. Outside tap. There is direct access via neighbouring property to School Brae. The property benefits from a cobbled area extending to the width of front of the building to the front which the existing owner uses for parking.

MISC

Some contents may be available by separate negotiation.

BURDENS

The Council Tax Band relating to this property is a Band D

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, 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 our office.



