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WILLIAMSON  
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Solicitors & Estate Agents



# WESTFIELD

CHURCH ROAD LAURIESTON, CASTLE DOUGLAS, DG7 2PW

Well-presented detached house, located in a quiet edge of village location with fine views across neighbouring farmland.

## Accommodation:

### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Lounge  
Dining Room  
Bathroom  
Bedroom  
2 Double Bedrooms  
Kitchen / Diner  
Utility Room  
Inner Hall  
Master Bedroom with Ensuite  
Rear Hall  
Shower Room  
Office / Garden Room

### Mezzanine Floor:

Snug / Office

### Outside:

Front and Rear Gardens. Parking for a number of vehicles.  
Wooden Shed. Polytunnel. 3 Greenhouses and potting shed.  
Garage.



Westfield is a well presented detached family home enjoying a well-positioned plot set back from Church Road which is a quiet lane on the edge of the village of Laurieston. This delightful home benefits from bright flexible accommodation which is sure to suit a number of buyers.

Set within a generous plot, the property benefits from a generous wrap round garden enjoying fine views to the rear across neighbouring farmland and is often visited by a variety of birdlife including Red Kites.

Laurieston is a small country village, situated on the edge of the Galloway Forest Park (the first dark sky park in the UK), the surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, bird watching and fishing, and a wide range of water sports are a ten minute drive away at Loch Ken Activity Centre.

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 composite uPVC obscure glazed door into:-

### ENTRANCE VESTIBULE

1.10m x 1.18m

Ceiling light. Ceiling cornicing. Tile effect vinyl flooring. Wooden obscure glazed door leading into:-

### RECEPTION HALLWAY

2.82m x 1.10m

lengthening to 4.15m x 1.02m

Wide welcoming reception hallway with doors leading off to lounge, kitchen/diner, bathroom and two double bedrooms and single bedroom. Rointe 'Kyros' electric heater. Ceiling cornicing. Two ceiling lights. Smoke alarm. Loft access hatch. Built in cupboard with coat hooks and shelving. Fitted carpet.

### LOUNGE

3.84m x 4.71m

Large uPVC double glazed picture window with vertical blinds, curtain pole and curtains above. Rointe 'Kyros' electric heater. Central feature fireplace with Clearview wood burning stove set on slate hearth with wooden mantel above. Two wall lights. Ceiling cornicing. Fitted carpet. 15 pane double wooden glazed doors leading into:-

### DINING ROOM

3.03m x 4.63m

Large uPVC double glazed windows to front overlooking garden to Galloway hills beyond with vertical blinds and curtain pole above. Rointe 'Kyros' electric heater. Dimmer switches. Two wall lights. Ceiling light. Ceiling cornicing. Fitted carpet. Doorways leading through to utility room and staircase to mezzanine floor.

15 pane wooden glazed door leading to carpeted staircase with Oak handrail and balustrade leads up to mezzanine level.

## Mezzanine Floor

### SNUG / OFFICE

4.01m x 3.63m to front of storage area

Under eaves storage area 4.01m x 2.25m narrowing to 0.76m

Currently used as a snug/office but could easily have doors fitted to create a storage cupboard. 2 Velux windows to front blinds. Rointe 'Kyros' electric heater. Two built in cupboards one with shelving, the other houses the hot water tank. Recessed LED ceiling spotlights. Smoke alarm. Partially coombed ceiling. Under eaves storage area. Fitted carpet.

### BATHROOM

2.98m x 1.97m

Entered from the reception hallway. Suite of white wash hand basin, W.C. and bath with tiled splashbacks, shower above and screen to side. Fixed bathroom mirror with LED lights above. Tiled to waist height on two walls. uPVC obscure glazed window to rear with roller blind above. Chrome heated towel rail. Recessed ceiling spotlights. Ceiling cornicing. Wood effect laminate flooring.

### BEDROOM 1

2.99m x 2.37m

Entered from the reception hallway. uPVC double glazed window to front with venetian blinds, curtain track and curtains. Ceiling light. Ceiling cornicing. Wardrobe with bifolding wooden door. Fitted carpet.

### DOUBLE BEDROOM 2

2.60m x 3.52m widening to 4.12m

Entered from the reception hallway. uPVC double glazed window to front with venetian blinds, curtain track and curtains. Rointe 'Kyros' electric heater. Double wardrobe with bifolding wooden doors. Ceiling cornicing. Ceiling light. Fitted carpet.



**DOUBLE BEDROOM 3****2.99m x 3.81m**

Entered from the reception hallway. uPVC double glazed window to front with curtain track and curtains. Rointe 'Kyros' electric heater. Double wardrobe with bifolding wooden doors. Ceiling cornicing. Ceiling light. Fitted carpet.

**KITCHEN / DINER****4.87m x 2.37m**

Entered from the reception hallway. A good range of oak fitted kitchen units with laminate work surfaces and splashbacks. Lamona integrated electric hob with glass splashback. Bosch integrated grill and Bosch electric oven. Stainless steel chimney style extractor hood above hob. Integrated Lamona dishwasher. Stainless steel sink with drainer to side and mixer tap above. Rointe 'Kyros' electric heater. Large built in pantry cupboard with built in shelving. 2 uPVC double glazed picture windows to rear overlooking farmland to the hills beyond with roller blinds above. Ceiling cornicing. Recessed ceiling spotlights. Oak wood flooring. Wooden 15 pane glazed door and a step down into:-

**UTILITY ROOM****3.06m x 2.33m**

uPVC double glazed picture window to rear overlooking garden to farmland beyond with roller blind above. Wall mounted cupboard housing solar panel controls. Stainless steel sink with drainer to side. Wooden fitted kitchen units with laminate work surfaces providing useful additional storage. Space for under counter fridge. Space for under counter freezer. Rointe 'Kyros' electric heater. Fluorescent strip light. Loft access hatch. Oak wood flooring. Wood effect composite obscure glazed door to rear garden. Doorway leading to dining room. Wooden 15 pane glazed door into:-

**INNER HALLWAY****1.99m x 1.36m**

Fixed wall shelving. Built in cupboard with built in shelving. Ceiling spotlight. Smoke alarm. Ceiling cornicing. Oak wood flooring. Doorways leading to rear hallway and master bedroom.

**MASTER BEDROOM WITH ENSUITE****3.75m x 4.80m**

Wood effect uPVC double glazed window to rear with fine view across garden to farmland beyond with curtain pole and curtains. French doors lead out to patio area with curtain pole and curtains. 4 wall lights. Ceiling spotlights. Velux window with remote control blind and opening. 2 obscure glazed feature windows to side providing additional natural light. Built in double wardrobe with hanging rail and shelving. Rointe 'Kyros' electric heater. Fitted carpet. Door leading into:-

**Ensuite****2.28m narrowing to 1.68m x 2.06m**

Good sized ensuite bathroom. Suite of white wash hand basin, W.C. and bath. Double walk in shower cubicle with mains shower above. Extractor fan. Respatex style wall paneling on all walls and ceiling. Shaver socket. Fixed bathroom mirror with light. Coat hooks on door. Chrome heated towel rail. Recessed LED ceiling spotlights. Ceramic tiled floor.

**REAR HALLWAY**

Accessed directly from the inner hallway. Built in cupboard. Smoke alarm. 2 steps lead down to the rest of the hall which has a further built in cupboard with hanging rail and shelving. Ceiling light. Wall light. Coat hooks. Vinyl anti slip flooring. Doorways leading to shower room and office. uPVC wood effect door leading out to garden.

**SHOWER ROOM****2.31m (into shower cubicle) x 1.72m x 1.71m**

Entered from rear hallway. White wash hand basin and W.C. Shower cubicle with mains shower. Respatex style wall paneling on all walls. Fixed bathroom cabinet. Wood effect uPVC obscure double glazed window to rear. Chrome heated towel rail. Shaver socket. Recessed ceiling spotlight. Extractor fan. Vinyl anti slip flooring.

**OFFICE / GARDEN ROOM****3.80m x 2.60m**

Step up from rear hallway into office / garden room. Built in shelving. Rointe 'Kyros' electric heater. Wood effect obscure glazed feature window to side providing additional natural light. Wood effect uPVC double glazed doors leading out to front garden with glazed side panels. Ceiling cornicing. Recessed ceiling spotlight. Fitted carpet.

**OUTSIDE**

The front garden is mainly laid to gravel with parking for a number of vehicles. It is bordered by well-established flower beds and popular hedging and stone dyke wall with wooden gate leading to Church Road, Laurieston.

A paved path leads round the front of the property to the rear garden on both sides.

Wooden garden shed to side.

Steps leading up from the main rear garden to a generous decked terraced area with steps at side leading to paved patio.

Polytunnel. Two aluminum greenhouses and wooden greenhouse with potting shed. Raised veg beds.

**GARAGE****4.91m x 7.23m narrowing to 4.45m**

Concrete floor. Four LED striplights. Electric up and over door. Zappi car charging port. Solar PV convertor. Wooden glazed door to rear garage leading to:-



**STORAGE ROOM**                    **2.61m x 2.59m**  
Fixed shelving. Two LED striplights. Dimplex electric heater.

**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 agents assume that the subjects are served by mains water, mains electricity, 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](mailto: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/SUTCJ01-04





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