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Solicitors & Estate Agents



IONA

MILTON, CROCKETFORD, DUMFRIES, DG2 8QT

A beautifully appointed, detached twin bay fronted, four bedroom property on the edge of a peaceful rural hamlet. Thoughtfully extended and renovated to high specification within the last 5 years to take full advantage of the views to surrounding countryside and Screele hill. Within easy commuting distance of Dumfries, Dalbeattie and Castle Douglas. Large garden with accompanying patio and outbuildings.

Ground Floor:

Entrance Vestibule
Reception Hall
Living Room
Sitting Room
Kitchen
Utility Room
Cloakroom & WC
Double Bedroom
Bedroom 2/Office
Shower Room

Upstairs:

2 Double Bedrooms
Dressing Room
Shower Room
Bathroom

External:

Garden
Wooden Summerhouse & Garden Shed
Log Store
Storage Shed

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Iona is a generously proportioned one and half storey house spreading over some 241 sq meters positioned in a delightful rural setting, only a short walk from Milton Loch. Spacious yet homely, the recent extension includes floor to ceiling feature windows allowing ample natural light into the property and for the surrounding countryside to be taken in from the comfort of its tastefully decorated accommodation. The property benefits from modern UPVC double glazing throughout, a new gas fired heating system complemented by log burners in the reception sitting rooms, and has been largely re plumbed within recent years. The proportions and finish of the interiors is similarly mirrored externally with the recent K-rend finish to the house and the newly laid porcelain tile patio.

Iona would be an ideal family home, or for those city dwellers looking for a well-appointed country retreat. The property must be viewed to be fully appreciated its rural setting and immaculate finish.

Milton itself lies about half way between Dumfries and Castle Douglas via the Old Military Road which links Dumfries and Castle Douglas with the villages of Milton, Hardgate and Haugh of Urr by means of a quieter country road although with relatively easy access to the main A75 Euro route if preferred. Hardgate Primary School lies approximately 3 miles to the west with a good choice of secondary schooling in Dumfries, Castle Douglas or Dalbeattie relatively nearby. The DGRI Hospital is a 10 minute drive away. Local amenities in nearby Crocketford.

ACCOMMODATION

ENTRANCE VESTIBULE 7'8" x 4'10" (2.35m x 1.50m)

Woodgrain effect door with matching side screen and window. Tiled floor. French doors to hall.

RECEPTION HALL

Spacious, bright reception hall. Laminate floor. Three radiators. Telephone point. Window to rear. Carpeted staircase to first floor landing with wooden balustrade.

LIVING ROOM 17'10" x 17'11" (5.45m x 5.47m) into bay

South facing bay picture window to front. Feature recessed log burner mounted on slate plinth with oak surround and over-mantel. TV point. Two radiators. Partial Kardean wood effect flooring (Tartan rug not included).

Anticlockwise:

BEDROOM 1 14'10" x 11'10" (4.53m x 3.62m)

Double bedroom. Feature paneled wall. Wood laminate flooring. Window to side. Built-in double wardrobes. Radiator.

BEDROOM 2/OFFICE 11'5" x 11'0" (3.49m x 3.37m)

Double bedroom or study as preferred. Window to rear with blinds. Radiator. Built-in double wardrobe with shelving. Fitted carpet.

SHOWERROOM 11'5" x 4'11" (3.50m x 1.51m)

Large walk-in shower with Mira deluge and regular fitment and wall tiling. Frosted window to rear. Vanity unit with encased WC, wash hand basin and storage. Wall hung heated towel rail. Wood effect Kardean flooring.

UTILITY ROOM 9'11" x 11'11" (3.03m x 3.66m)

Gloss cream Peter Haining fitted units with dark granite effect formica work surfaces. Integral electric Sarena double oven and grill with Schott Ceran halogen hob and cookerhood above. Astracast sink. Window to rear. Heated towel rail. Space plumbed for washing machine. Large utility cupboard housing condensing gas Worcester green star 35kw boiler and hot water tank system, meters and fuse box.

CLOAKROOM 11'08" x 5'05" (3.58m x 1.98m)

Fitted boot bench with wall paneled coat hooks. Access to Kitchen and WC. Storage cupboard. Radiator. Back door entrance and window to rear. Porcelain floor tiles.

WC 4'04" x 6'05" (1.34m x 1.96m)

White WC. White basin with tiled splash back encased in wooden storage unit. Window to side. Porcelain floor tiles.

KITCHEN 20'06" x 17'04" (6.87m x 5.30m)

Part of the recent extension, this statement kitchen is equally perfect for daily living and entertaining with its breakfast bar island and dining and sitting areas. Feature windows and patio doors to one corner with south and west facing views to Screel and open countryside. Panoramic window to side. Ceiling sunken speaker. Cream and grey fitted units with Quartz marbled worktops and under counter lighting. Grey composite sink. Intergal appliances: Indesit fridge freezer, Caple wine cooler, Hoover dishwasher. Cooker hood. Porcelain floor tiles. Radiators.

SITTING ROOM 17'10" x 17'11" (5.44m x 5.48m) into bay

South facing bay picture window to front. Clearview log burner with tiled plinth hearth, brick effect recess and reclaimed wood mantel above. Fitted carpet. Two radiators. Telephone point. TV point.

UPSTAIRS:

LANDING

Carpeted staircase to first floor level with ample natural light from Velux window over landing. Access hatch to both front and rear loft. Radiator. Telephone point.

SHOWER ROOM 6'10" x 6'6" (2.11m x 2.00m)

Corner shower cubicle with Grohe deluge and regular fitment and marble effect wall tiling. White WC and matching wash hand basin encased in vanity storage unit. Wood wall paneling. Traditional style radiator with towel rail bridge. Kardean tiled floor. Velux window to rear. Ceiling extractor fan.



BEDROOM 3 16'2" x 11'8" (4.93m x 3.57m)

Spacious double bedroom with east facing window to side. TV point. Built-in wardrobe with triple mirrored sliding doors, shelving and hanging rails. Radiator. Fitted carpet.

MASTER SUITE:

Carpeted hall with fitted linen wardrobes. Radiator.

BATHROOM 10'03" x 9'04" (3.13m x 2.85m)

Free standing bath with overflow water feed (tapless). Corner shower cubicle with Grohe deluge and regular fitment and grey washed wood effect wall tiling. Wall hung wash hand basin with storage. WC. Heated towel rail. Two Velux windows to rear with fitted blinds and deep tiled storage ledge. Heated floor (electric) with Kardean tiles

DRESSING ROOM 5'10" x 11'07" (1.80m x 3.54m)

Bespoke painted wooded cupboards and shelving. Wardrobes with mirror fronted double doors. Part fitted carpet, part parquet effect flooring. Hatch access to loft.

MASTER BEDROOM 16'08" x 14'6" (5.10m x 4.43m)

Spacious double bedroom with west facing feature glass gable end floor to apex window giving uninterrupted views to open countryside. Ample space for a lounging/reading area. Two Velux windows to front and rear. Hatch access to loft. Radiator. Fitted carpet.

GARDEN

The main garden is a large flat, lawned area to the front property, south facing and surrounded by countryside. The traditional dry stone dyke to the perimeter is mirrored within the garden steps as you rise to the patio area and tarmacked drive.

There is a large patio area laid part to gravel and part to porcelain tiling to the west side of the property - perfect for taking in the stunning sunsets or clear night sky carpet of stars in the privacy of Iona's grounds.

To the rear, benefiting from morning and afternoon sun, the garden is mainly laid to lawn with boundary hedging for privacy. Gravel and paved pathways lead to the various outbuildings including storage shed (with power), garden shed (with power), log store and Summerhouse which opens on to the patio for easy alfresco entertaining.

There is a lawned area and parking space to the east side of the property which would be ideal designated for a garage as preferred. Large driveway with space for several cars parked off road.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is Band C.

SERVICES

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

Exclusions from sale - Living room: tartan carpet and light fitting; Kitchen: cooker (included subject to separate agreement); Bedroom 1: bedside down light fittings; Utility: washing machine

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

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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/HMS/STEEH03-02





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

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