



WILLIAMSON
& HENRY
Solicitors & Estate Agents



BROCKLOCH COTTAGE

Kirkpatrick Durham, Castle Douglas, DG7 3HU

www.williamsonandhenry.co.uk

Delightful semi-detached country cottage located in pleasant rural surroundings just outside the village of Kirkpatrick Durham. The property is well presented and forms a comfortable and clear home in a very desirable rural location. Property benefits from hard wood double glazing, oil fired central heating, complimented by underfloor heating and multifuel stove. A particular feature of the property is the south facing bespoke Amdega conservatory.

Ground Floor:

Entrance Vestibule
Hallway
Conservatory
Dining Room
Inner Passageway
Kitchen
Living Room

First Floor:

2 Bedrooms
Bathroom

Outside:

Gardens to front, side and rear



The property is well presented and forms a comfortable and clear home in a very desirable rural location. Property benefits from hard wood double glazing, oil fired central heating, complimented by underfloor heating and multifuel stove. A particular feature of the property is the south facing bespoke Amdega conservatory.

Kirkpatrick Durham itself is an attractive Galloway conservation village handily located approximately 6 miles northeast of Castle Douglas. It is free from traffic noise from the A75 but enjoys easy access to it and is approximately 12 miles west of Dumfries. Which makes it a prime location close to all local amenities.

The southwest of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area offers a good range of sporting and outdoor activities including shooting, fishing and golfing.

ACCOMMODATION

ENTRANCE VESTIBULE 1.56m x 1.47m (5'1" x 4'10")

Etch glazed inner door leading to hallway. Double glazed to front. Part painted wooden panelling. Radiator. Access hatch to roof space. Original wooden front door leading to the front garden. Tiled floor. Cupboard housing electric fuse box. Coat hooks. Ceiling light?

HALLWAY

Radiator. Solid oak floor. Ceiling light.

CONSERVATORY 3.94m x 3.74m (12'11" x 12'03")

Canadian cedar hard wood Amdega conservatory with double glazed windows and window shelves along with fully opening roof windows. Double glazed French doors opening out in to the garden. Black slate floor

with underfloor heating. Telephone point. Internal Amdega hardwood double glazed French doors leading in to:-

DINING ROOM 4.06m x 3.95m (13'2 x 12'9)

This cosy room has original part wood painted panels. Shelved wall press. Built-in cupboard housing Worcester Bosch combi boiler with airing cupboard above with slatted shelves. Painted wooden fire surround with slate tiled hearth. Solid oak flooring with underfloor heating, speed heat controller for underfloor heating. Double radiator. Ceiling light. Doorway leading through to:-

INNER PASSAGEWAY

Oak floor. Radiator. Under stair storage cupboard with lighting, plumbing for automatic washing machine and tiled floor. Ceiling light

KITCHEN 3.28m x 2.54m (10'9" x 8'4")

Modern fitted shaker style kitchen with formica wood effect work surfaces. Tiled splashback. Low voltage ceiling downlighters. Loft access hatch. Enamel sink with mixer tap above. Belling electric oven. Fridge freezer. Oak floor.

LIVING ROOM 3.95m x 3.41m (12'11" x 11'2")

Double glazed top opening window to front with wide window shelf beneath and roman blind. Radiator. TV aerial point. Slated hearth with cast iron Clearview multifuel stove. Shelved alcove. Original plaster corning. Stripped wooded floor. Ceiling light.

Carpeted staircase leading to first floor level. Roof light to rear.

First floor accommodation

LANDING

Fully carpeted. Radiator. Access hatch to loft. Ceiling light.

BEDROOM 1 3.87m x 3.35m (12'8" x 11")

Stripped wooden floor. Hardwood double glazed windows overlooking rear garden. Radiator. Part coombed ceiling. Ceiling light.

BEDROOM 2 3.54m x 3.05m (11'7" x 10'11)

Stripped wooden floor. Hardwood double glazed window overlooking front garden with wide window shelf beneath. Radiator. Part coombed ceiling. Ceiling light.

BATHROOM 2.52m x 1.69m (8'3" x 5'6")

Hard wood double glazed etched window to front with wide window shelf beneath. White suite of bath with Mira excel shower over and glazed shower screen, W.C. and wash hand basin. Radiator. Tiled from floor to ceiling on 2 walls. Painted panelling on 1 wall. Marble floor tiles.

ATTIC

Completely panelled to provide excellent storage facility accessed by wooden folding loft ladder. Velux window to rear. Fitted book shelving and light.

OUTSIDE

Gardens bounded by dry stone dykes to front, side and rear with graveled paths winding there way around the property. Good sized area of lawn to side and rear. Concealed oil tank. Graveled patio. Mature flower borders. Outside water tap. Security lights to front, side and rear of property.

Access to the side of the property is by shared private farm drive leading to the private roadside parking area.



BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and drainage is to a septic tank 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 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.

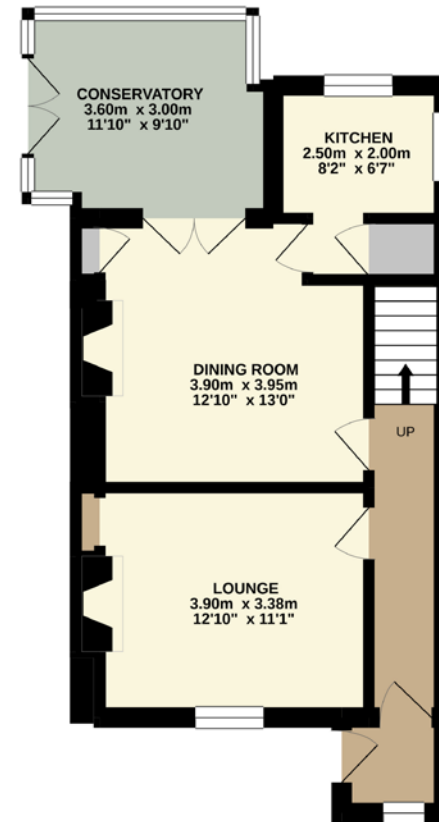
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

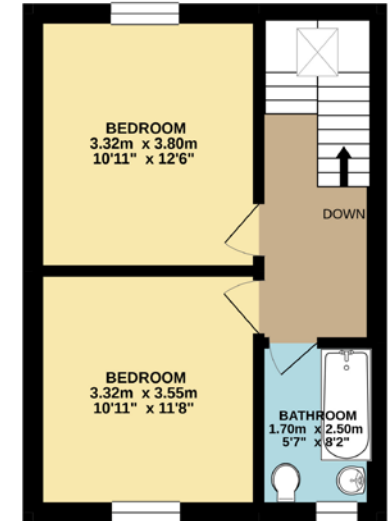
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/SCOTA06-01

GROUND FLOOR
54.3 sq.m. (585 sq.ft.) approx.



1ST FLOOR
37.0 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA: 91.3 sq.m. (983 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropax ©2021

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

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

Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

www.williamsonandhenry.co.uk