



WILLIAMSON
& HENRY
Solicitors & Estate Agents



1 BRIDGEND

CAULKERBUSH, SOUTHWICK, DUMFRIES, DG2 8AJ

Well-presented characterful semi-detached home on the Solway Coast which has been thoughtfully renovated to a high standard throughout by the current owners. Early viewing highly recommended.



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Accommodation:

Ground Floor:

Entrance Hall
Living Room
Dining Room
Kitchen
Utility Room

First Floor:

Double Bedroom 1
Double Bedroom 2
Bathroom

Outside:

Front & Rear Gardens
Large Driveway
Outbuilding



Well served by the local towns of Dumfries (16 miles), Dalbeattie (7 miles) and Castle Douglas (15 miles), this home combines a superb location with convenient travel routes. The towns provide a good mix of main amenities, local independent shops and supermarkets. Dumfries is approximately 1.5 hours car journey from Glasgow and the train station provides convenient rail links North and South on the Glasgow South Western Line. Nearer to hand is the village of Colvend, with a convenience store, café and rural Primary School. Towards Dumfries there are rural Primary Schools in Kirkbean and New Abbey, with Secondary education accessed by bus in Dalbeattie and Dumfries.

The surrounding coastal area provides access to a wealth of outdoor pursuits such as sailing at Kippford on the Urr estuary, relaxing by the sea at Sandyhills Beach, and golf at both the Colvend parkland course and Southernness championship links course. Mersehead RSPB nature reserve, with its unspoilt beach, together with the nearby Wildcat Wood and Mares Braids waterfall provide stunning walks within easy reach. Three of the “7stanes” Mountain biking trail centres (Ae, Mabie and Dalbeattie) are less than 45 minutes’ drive. The community run Lawn Tennis Club is also within walking distance of 1 Bridgend.

ACCOMMODATION

Entered from front through solid wooden door with obscure glazed panel above into:-

ENTRANCE HALL **1.77m x 1.66m**
Bright welcoming entrance hall with doors leading off to dining room, living room and carpeted staircase leading to first floor level. Ceiling cornicing. Stained-glass ceiling light. Drayton digistat thermostat. Smoke alarm. Radiator. Tiled floor.

LIVING ROOM **3.80m x 5.03m**
Bright front facing reception room which has an abundance of natural light from sash and case windows to front and further window to side with window seat beneath. Feature fireplace with inset wood burning stove set on slate hearth



with granite mantle above. Recessed alcove with built in bookshelf. Ornate ceiling cornicing. Contemporary candelabra style ceiling light. Fibre broadband ONT. Smoke alarm and carbon monoxide detector. Radiator. Fitted carpet. Wooden door leading to:-

KITCHEN **3.60m x 2.47m**
Located to the rear of the property, this cozy kitchen area has a good selection of contemporary rustic oak fitted kitchen units and laminate work surfaces. Ceramic Belfast sink with mixer tap. Hoover 4 burner gas hob with extractor hood above. Electric integrated oven. Exposed stone feature wall with doorway and retained window opening leading into utility room. uPVC double glazed Georgian style window to side. Partially vaulted ceiling. Velux window. Three pendant lights. Wall mounted electric meter and RCD consumer unit. Smoke alarm. Radiator. Karndean floor. uPVC composite stable door leading out to driveway.

UTILITY ROOM **2.03m x 2.28m**
Well positioned utility area, which connects the kitchen and dining room. Opaque uPVC double glazed window to rear. Recessed LED ceiling spotlights. Radiator. Karndean floor. Wooden door leading to:-

DINING ROOM **3.36m x 3.97m**
Well-proportioned dining room with ample natural light from wooden sash and case window to front. Two recessed alcoves with built in shelving providing useful additional storage. Under stair storage cupboard. Ceiling light. Radiator. Fitted carpet.

Carpeted staircase with wooden handrail and balustrade, with half landing leading to family bathroom, and staircase continuing to the first floor landing.



FIRST FLOOR ACCOMMODATION

Accessed from half landing:-

BATHROOM **2.17m x 1.93m**
Clawfoot white bathtub with tiled surround and dual-outlet Burlington overhead shower with combined shower screen and curtain rail above. White wash hand basin. White W.C. Obscure sash and case window to rear. Vaulted ceiling. Sky light. Recessed LED ceiling spotlights. Xpelair extractor fan. Traditional column radiator & towel rail. Karndean floor.

FIRST FLOOR LANDING
Light and airy first floor landing with large three-panel sky light over stairwell. Built in under eaves cupboard with shelving providing useful additional storage. Wall light. Smoke alarm. Fitted carpet. Doors leading off to both double bedrooms.

DOUBLE BEDROOM 1 **3.74m x 5.06m**
The larger of the two double bedrooms, this calming room benefits from a pleasant outlook and ample natural light from uPVC double glazed Georgian style windows to the front and side. Partially coombed ceiling. Ceiling light. Built in shaker style wardrobes providing useful additional storage. Radiator. Fitted carpet.

DOUBLE BEDROOM 2 **2.39m x 3.98m**
Bright front facing double bedroom with uPVC double glazed Georgian style windows to front. Partially coombed ceiling. Ceiling light. Radiator. Fitted carpet.



OUTSIDE

The front garden is bordered by a sandstone wall and wrought iron railings with concrete path leading to the front door from both the driveway and pavement, bordered by well-established flowerbeds stocked with a variety of shrubs including Hostas, Alliums and climbing Rose.

A generous gravelled driveway bordered by a stone wall to front and fence to side provides ample parking for several vehicles and is bordered in part by a stream. The stone outbuilding is easily accessed from the rear of the driveway.

Steps lead to a private rear garden terrace that benefits from a delightful block paved patio area for alfresco dining together with a raised lawn bordered by a stone dyke and rockery garden.

STONE OUTBUILDING

Reconstructed stone outbuilding with insulated roof providing a secure workroom and open store.

WORKROOM 2.54m x 2.30m

Concrete floor. Strip light. Power. Grant oil fired combi boiler. Wooden workbench with shelving above. Plumbing for washing machine. Space for tumble dryer.

STORE 2.28m x 2.13m

Concrete floor. Bunded oil tank. Wall light. Retractable clothesline. Water tap.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents understand the subjects are served by mains water, mains electricity, and private 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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

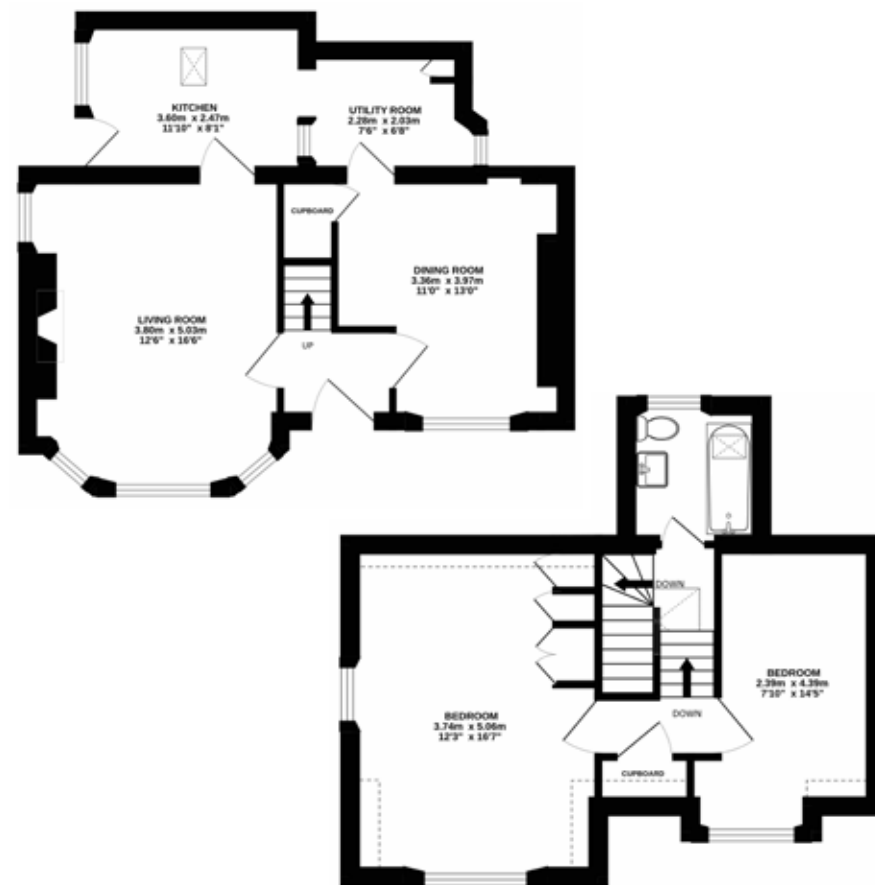
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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).

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/PL/ROBIE02-01



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