



WILLIAMSON
& HENRY
Solicitors & Estate Agents



ROSE HAUGH

LAURIESTON, CASTLE DOUGLAS DG7 2PW

Substantial detached home providing bright and flexible accommodation throughout and large enclosed cottage garden to rear. Early viewing recommended.



www.williamsonandhenry.co.uk

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Kitchen / Diner
Storeroom
Sitting Room
W.C.

First Floor:

Double Bedroom 1
Double Bedroom 2
Double Bedroom 3
Bathroom

Annexe Ground Floor:

Kitchen / Diner
Bathroom
Hallway

First Floor:

Lounge
Bedroom

Outside:

Garage
Garden



Rose Haugh is a traditional detached home which benefits from bright and flexible accommodation. This delightful home also benefits from a self-contained annexe with its own private entrance and integrated garage which lends itself well to multigenerational living, or providing a secondary income subject to appropriate letting consents. It should be noted that the annexe can also be easily incorporated within the main house if preferred.

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 street through solid wooden door with glazed window panel above into:-

ENTRANCE VESTIBULE **0.97m x 1.41m**
Ceramic tiled floor. Wall mounted electric meter and fusebox. Ceiling light. 8 pane wooden glazed door leading into:-

RECEPTION HALLWAY **2.66m x 5.85m (into window and under stairwell)**
x 5.10m x 1.81m

Wide, welcoming reception hallway with doors leading off to kitchen / diner, sitting room, cloak room and out to rear garden. Dimplex night storage heater. Ceiling light. Smoke alarm. Wooden glazed sash and case window to front with secondary glazing unit.

KITCHEN / DINER **5.80m x 3.41m**
Bright and airy open plan kitchen / diner with ample natural light from two sash and case windows to front with internal secondary glazed unit. Curtain track and curtains. Ample room for dining table and chairs. Dimplex wall mounted night storage heater. Ceiling light.

KITCHEN AREA
Good range of contemporary farmhouse style fitted kitchen units in country cream. Butcher block wood effect work surfaces. Beko fridge. Bosch washing machine. Stainless steel 1 ½ bowl sink with mixer tap and drainer to side. uPVC double glazed window overlooking rear garden with deep sill beneath. Bosch dishwasher. Freestanding electric cooker with stainless steel splash back and stainless-steel chimney style extractor hood above. Dishwasher. Two fluorescent strip lights. Doorways leading out to storeroom to the rear and self-contained annexe to side.

STOREROOM **1.68m x 1.83m**
Painted brick walls. Velux window. Wooden door leading out to garden. Beko freestanding fridge freezer.

SITTING ROOM **4.68m x 3.58m**
Light and airy reception room with three wooden sash and case windows to front with internal secondary glazed unit. Curtain track and curtains above. Built in fireplace with open fire sat on slate hearth. Recessed slate hearth. Recessed alcove with built in bookshelf. Dimplex night storage heater. (the main light switch controls the freestanding standard lamp in the corner). Fitted carpet.

W.C. **1.82m x 2.28m**
uPVC double glazed tilt and turn window overlooking garden. Curtain track and curtains. Built in vanity unit with sink providing useful additional storage. W.C. Ceiling light. Coat hooks. Concrete floor. Wooden staircase with wrought iron balustrade and wooden handrail leading to first floor level. uPVC double glazed window with curtain track and curtains above providing an abundance of natural light over the staircase and landing

First Floor Accommodation

LANDING **4.99m x 0.85m**
Partially coombed ceiling. Ceiling light. Loft access hatch. Smoke alarm. Doors leading off to three bedrooms and bathroom. Built in cupboard with hot water tank

DOUBLE BEDROOM 1 (left) **3.48m x 3.77m**
Good sized bedroom double bedroom with ample natural light from sash and case window to front with built in secondary glazing unit. Curtain track and curtains. Original cast iron fireplace with tiled surround and wooden mantel. Dimplex wall mounted night storage heater. Fitted Carpet.

Dressing Area **1.79m x 3.19m**
Currently used as a guest sleeping area. Partially coombed ceiling. uPVC double glazed tilt and turn window overlooking garden. Built in wardrobes with hanging rail and shelving providing an abundance of storage.

DOUBLE BEDROOM 2 **3.87m x 3.58m**
Sash and case window to front with built in secondary glazing. Roller blind. Partially coombed ceiling. Dimplex night storage heater. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3 **3.71m x 3.47m**
Two sash and case wooden glazed windows to front with secondary glazing unit. Curtain track and curtains. Partially coombed ceiling. Dimplex wall mounted night storage heater. Fitted carpet.

BATHROOM **2.03m x 1.08m**
Good sized bathroom with Suite of White wash hand basin inset into vanity unit providing additional storage. White WC and White bath with shower above. Folding shower screen. Tiled Splash backs. Partially coombed ceiling. UPVC double glazed window to rear. Heated towel rail. Fixed bathroom mirror. Shaver Socket. Dimplez wall mounted wall heater. Carpet.

First Floor Accommodation
The annexe can be accessed internally from the main house through the kitchen / diner and also has its own access from the street. A step up from the kitchen / diner through wooden door into:-

KITCHEN / DINER
Well-proportioned open plan Kitchen Diner with ample natural light and fine view from PVC double glazed door leading out to garden. Under stairs area. Two Dimplex night storage heaters. Solid wooden staircase leading to first floor level. Fitted kitchen units with Formica work surfaces and tiled splash backs. Freestanding Zanussi cooker. Under counter LEC fridge. Stainless steel 1 ½ bowl sink with mixer

tap and drainer to side. Door leading through to entrance hallway from street. Wooden sash and case window to front with roller blind above and deep sill beneath. Ceiling light. Spotlights. Carpet tiles.

HALLWAY
Wooden door from pavement into annexe. Coat hooks. Ceiling light. Door leading through to garage. Carpet.

BATHROOM **2.26m x 1.82m**
Suite of White wash hand basin and W.C. inset into vanity unit providing useful additional storage. Wall mounted bathroom cabinet. Fixed bathroom mirror. Tiled splash backs. White bath with mains shower above. Dimplex wall mounted fan heater. Extractor fan. Ceiling light.

Wooden staircase from Kitchen Diner leading to first floor level.

First Floor Accommodation

LOUNGE **5.74m x 5.18m**
Coombed ceiling. Exposed stone wall with wood burning stove set on slate hearth. uPVC double glazed tilt and turn window to front with roller blind above. Built in cupboard housing hot water tank. Solid wooden floor. Smoke alarm. Door leading off to:-

BEDROOM **4.00m x 4.03m**
Coombed ceiling. Velux window with built in blind to front. uPVC double glazed tilt and turn window to rear. Electric heater. Solid wooden floor. Ceiling light.

Outside

GARAGE **4.88m widening to 5.71m x 6.37mm**
Integrated garage which can be accessed from the front on Main Street in Laurieston. It also has a pedestrian door from the annexe. Provides useful off street parking. Concrete floor. Exposed stone walls on three walls. Breeze block on other wall. Wooden glazed window to rear. Pedestrian door to rear. Two solid wooden doors on rollers to front. Subject to appropriate planning consent this could be integrated into the annexe to provide a larger reception room downstairs or be split off to bedrooms if required. Ceiling light. Power.

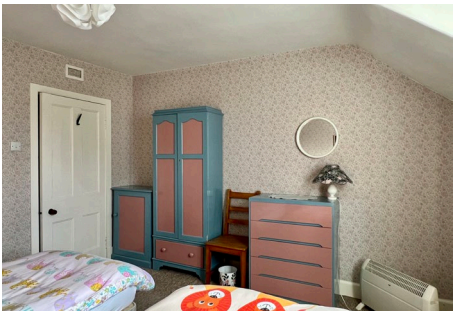
GARDEN
Rose Haugh benefits from a large cottage garden that runs the full width of the house and can be accessed from the main house and the annexe. A paved path from the side provides easy access onto Main Street the path leads down to a generous formal lawned areas which are bordered by well established flowerbeds that are stocked with a variety of Roses, Potentillas, Hebes and a mixture of perennials and shrubs that provide colour and interest all year round.

Beyond the formal lawn is a paved and cobbled path which leads down to a private patio area which is bordered by Hydrangeas and Fuscias to a former vegetable bed area at the rear which backs onto fields. The property also benefits from a number of fruit trees including Damson tree and Apple trees.

There is off street parking for a number of cars to the front of the property.

BURDENS
The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING
The Energy Efficiency Rating for this property is a Band F.



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.

GENERAL ENQUIRIES, VIEWING & OFFERS

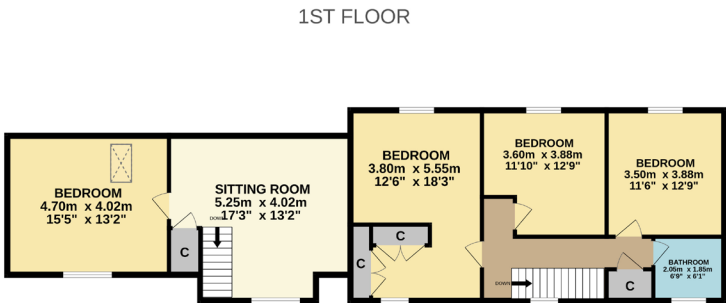
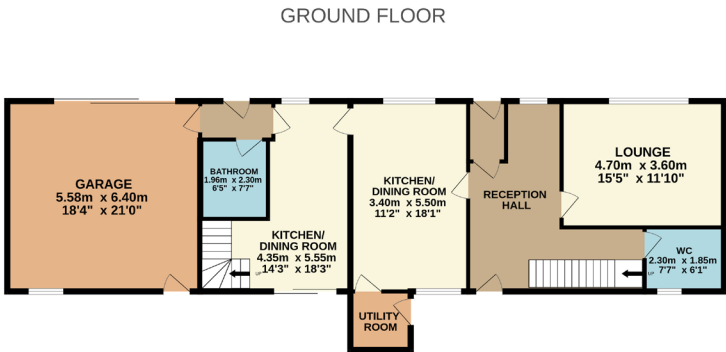
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/LNM/PATEA05-01



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 Merge3D 05/20

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. SO303783. 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

