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Solicitors & Estate Agents

GREENBRAES

ACADEMY STREET, CASTLE DOUGLAS, DG7 1EE

Well-proportioned 3 bedroom detached bungalow enjoying an elevated position with wrapround views of neighbouring countryside and hills beyond.



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Accommodation:

Ground Floor:
Entrance Vestibule
Reception Hallway
Dining Room/Sitting Room
Kitchen/Utility Room
Rear Vestibule
Bedroom 1
Sitting Room
Garden Room
Bedroom 2/Study
Bathroom
Bedroom 3

Outside:
Front and rear gardens. Driveway. Double garage. Out building.







Greenbraes is a well-proportioned bright and spacious detached bungalow enjoying an elevated position within a wrap round garden which backs on to neighbouring fields with a pleasant outlook to front and side.

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" with an annual food festival. The town also has a wide range of facilities including excellent primary and secondary schools, modern health centre, veterinary practices, supermarkets, library, swimming pool, 9-hole golf course, bowling green, tennis & squash courts and a thriving community run theatre & cinema, The Fullarton.

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. The area has a wide range of sport and outdoor activities with opportunities to take in shooting, fishing on river, loch or sea, golf, sailing, and an extensive range of walks and cycling routes

ACCOMMODATION
Steps from the front garden lead up to front entrance. Greenbraes is entered through uPVC opaque glazed door with opaque glazed side panels into: -

ENTRANCE VESTIBULE 2.45m x 0.99m
Light and airy entrance vestibule with uPVC double glazed window to side. Wall light. Engineered oak flooring. 2 oak steps leading up to solid oak door into: -

RECEPTION HALLWAY
Wide welcoming reception hallway with doors leading off to all main accommodation. Ceiling light. 2 Radiators. Thermostatic controller. Built in cupboard with shelving providing useful additional storage. Cupboard housing hot water controller. Smoke alarms. Loft access hatch. Solid oak flooring.

DINING ROOM/SITTING ROOM 4.81m x 4.68m
uPVC double glazed picture window to front with fine views across neighbouring properties to the hills beyond. Inglenook style fireplace with large inset cast iron wood burning stove set on a slate hearth, with wooden mantel above and built-in bookshelves to either side. Radiator. Ceiling cornicing. Solid wooden flooring. Opening with curtain pole and curtains leading to:-

KITCHEN/UTILITY ROOM 4.68m x 3.26m (lengthening to 8.25m x 1.44m)
Good sized bright and spacious 'L' shape open plan kitchen with a good range of fitted kitchen units with laminate work surfaces. 4 ring gas burners with electric oven beneath and stainless-steel chimney extractor hood above. 2 stainless steel inset butler style sinks with taps above. Ceramic Belfast sink with mixer tap and drainer to side. Slimline dishwasher. Zanussi washing machine. Under counter Hoover fridge. Walk in larder cupboard with built-in shelving. UPVC double glazed windows to side with roller blinds above with fine views over neighbouring farmland. Wall mounted RCD consumer unit. Solar panel controller. 2 Radiators. Wood panelled ceiling. Recessed LED ceiling spotlights. Wooden internal glazed window to rear vestibule. Carpet tiles. Double wooden storm doors leading to: -

REAR VESTIBULE 1.53m x 0.95m
uPVC double glazed windows to side and front. Internal glazed window to kitchen. Radiator. Ceiling light. Fitted carpet tiles.

BEDROOM 1 4.44m x 2.98m
Bright front facing double bedroom with ample natural light for a large uPVC double glazed picture window with curtain pole and curtains. 2 Ceiling lights. Built-in double wardrobe with sliding doors. Radiator. Carpet.

SITTING ROOM 3.79m x 5.82m
Located at the far end of the property is a well-proportioned reception room with fine view across neighbouring roof tops to the countryside beyond. Feature fireplace with inset wood burning stove set on a slate hearth with wooden mantel above. Built-in solid wooden shelving. 2 Radiators. Built-in corner desk with shelving above providing a useful home study area. Ceiling cornicing. 2 ceiling lights. Solid wooden flooring. UPVC double glazed picture window to side Opening with curtain pole and curtains leading into:-

GARDEN ROOM 3.02m x 2.91m
Well positioned garden room which is open to the sitting room and enjoys fine views over the garden across neighbouring roof tops to the hills beyond. Large uPVC double glazed picture windows to front and side with blinds above providing ample natural light. Solid wooden flooring.

BEDROOM 2/STUDY (rear facing) 3.31m x 3.07m at widest
uPVC double glazed window with curtain track and curtains. Built-in triple wardrobe with ample shelving. Radiator. Ceiling light. Solid wooden floor.

BATHROOM 2.01m x 2.65m
Contemporary bathroom with suite of White W.C and wash hand basin with mixer tap; White Jacuzzi bath with shower attachment. Corner shower cubicle with Grohe Jacuzzi shower. Wall mounted mirrored bathroom cabinets with lighting above. Recessed LED ceiling spotlights. Extractor fan. White heated towel rail. Slate floor.

DOUBLE BEDROOM 3 2.66m x 3.54m longest
uPVC double glazed window to rear with curtain track and curtains. Built-in drawers with shelving above. Built-in double wardrobe with mirrored sliding door proving useful additional storage. Ceiling light. Radiator. Carpet.

OUTSIDE
Greenbraes enjoys an elevated position within a large wraparound garden with a concrete driveway providing parking for a number of cars and access to garage and rear garden.

The front garden is currently terraced with paved paths leading around to the rear of the property. Steps from the front entrance area lead down to a cleverly terraced garden with a number of raised flower beds that are well stocked with Peony Roses, Rhododendrons, and a variety of cottage garden plants.







To the rear of the property is a further formal garden area bordered by hedging and with raised veg beds and greenhouse. Steps beyond the outbuilding to the rear leads to a large gravelled "drying green" area which backs on to neighbouring fields providing a private spot which could also be used as a patio area.

DOUBLE GARAGE
With up and over doors.

OUTSIDE STORE

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

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 valiant heat pump. The property benefits from 12 solar panels these are currently set up to export excess energy to the grid (resulting in reduced energy bills) but it is thought that this could also be linked to a battery system is required. 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.

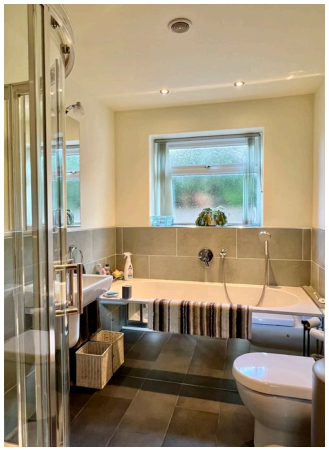
GENERAL ENQUIRIES, VIEWING & OFFERS
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website https://www.williamsonandhenry.co.uk/property/ and then click on the name of this property, on the right hand side of the page you will 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/SCOTM03-02









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