



DUMFRIES & GALLOWAY
SOLICITORS PROPERTY
CENTRE

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ALBANNACH, MILTON, CROCKETFORD, DUMFRIES



**OFFERS OVER £390,000
'STAMP DUTY PAID'**

DETACHED 2 STOREY VILLA SET IN DESIRABLE RURAL VILLAGE 8 MILES BETWEEN BOTH DUMFRIES AND CASTLE DOUGLAS. RECENTLY BUILT 6 BEDROOM HOUSE WITH SPACIOUS AND THOUGHTFUL LAYOUT. SIZEABLE GARDEN AND DETACHED DOUBLE GARAGE. VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION: -

GROUND FLOOR: ENTRANCE VESTIBULE, HALL, 3 RECEPTION ROOMS, DINING ROOM, KITCHEN DINER, UTILITY ROOM, WC. FIRST FLOOR: 6 BEDROOMS (MASTER BEDROOM WITH ENSUITE AND DRESSING AREA), FAMILY BATHROOM. OUTSIDE: DRIVEWAY, DETACHED DOUBLE GARAGE, LARGE GARDEN WITH LAWN, PATIO AND DRYING AREA.

PRIMROSE & GORDON

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DUMFRIES

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REF: **D21168**

LOCATION & DESCRIPTION

Located in a desirable rural village on the Old Military Road, the property benefits from a quiet country location but within easy driving distance of main towns Dumfries and Castle Douglas. The neighbouring village, Haugh of Urr, only 3 miles away, has a primary school, church, local pub/ restaurant and a village shop.

There is an equestrian centre less than a mile from Milton which offers a livery service and lessons.

This impressive country residence was built in 2007 and provides spacious accommodation, modern design, and a thoughtful layout inside the property whilst the exterior is elegantly designed to complement the locality.

Accommodation Comprises:-

Through solid timber front door with outdoor light to:-

VESTIBULE

2.6m x 1.85m

With fitted carpet, down lighter, radiator, cornicing, timber surround inner door with glazed panelling to:-



HALL

6.3m x 3.9m (at widest point)

Very spacious hall with fitted carpet, two radiators, natural wood finishes, cornicing, smoke detector, 4 down lighters.

LOUNGE

4.1m x 6m

Glazed panel door, two feature triple windows with outlook to front and rear, two further windows with outlook to side, fitted carpet, two radiators, television point, telephone point, cornicing, 5 down lighters, natural wood finishes.

DINING ROOM

3.5m x 4.2m

Glazed panel double door, feature triple window with outlook to rear, fitted carpet, radiator, cornicing, 4 down lighters, natural wood finishes.

FAMILY ROOM

4.2m x 5.4m

Oak veneer door, fitted carpet, French doors leading to patio, radiator, television point, telephone point, cornicing, 4 down lighters, natural wood finishes.



KITCHEN/ DINER

4.1m x 6m

Glazed panel door, window with outlook to side, French door leading to patio, tiled floor, fitted oak kitchen with feature Corian worktops, sink unit with drainer, breakfast bar island with fitted fridge, freezer and additional storage, cooker with 5 rings and double oven, cooker hood, two radiators, 13 down lighters, cornicing, natural wood finishes.

UTILITY ROOM

4.1m x 1.9m

Oak veneered door, window with outlook to front, external wooden door with glazed panel, tiled floor, fitted kitchen units with Corian worktops, sink unit with drainer, plumbing for washing machine and vent for tumble drier, 3 down lighters, cornicing, natural wood finishes.

KITCHEN CUPBOARD

Oak veneered door, consumer unit, laminate flooring.

STUDY/ LOUNGE

4.05m x 3.95m

Oak veneer door, fitted carpet, two windows with outlooks to front and side, radiator, television point, telephone point, cornicing, 5 down lighters, natural wood finishes.

CLOAKROOM

2.5m x 1.4m

Oak veneered door, obscured glass window, fitted carpet, pendant light, modern WC and wash hand basin, extractor fan, natural wood finishes.

UNDERSTAIR CUPBOARD

Deep storage cupboard with fitted carpet.

HALL CUPBOARD

Oak veneered door, fitted carpet, coat hanging rail and shelf.

Carpeted staircase leading to first floor:-

LANDING

10.3m x 2.6m (at widest point)

Fitted carpet, 5 down lighters, two smoke alarms, radiator, hatch for attic access, natural wood finishes.

BEDROOM 1

4.1m x 2.7m

Dormer window with outlook to front, fitted carpet, radiator, fitted wardrobe, 2 down lighters, television point, telephone socket, natural wood finishes.

BEDROOM 2/ STUDY

4.1m x 2.4m

Dormer window with outlook to rear, fitted carpet, radiator, fitted wardrobe, 2 down lighters, natural wood finishes.

BEDROOM 3

3.25m x 3.9m

Dormer window with outlook to front, fitted carpet, radiator, large fitted wardrobe, pendant light, television point, telephone socket, natural wood finishes.



MASTER BEDROOM

4.2m x 5.4m

Feature triple window with outlook to rear, fitted carpet, radiator, fitted wardrobe, pendant light, television point, telephone socket, natural wood finishes.

DRESSING AREA

1.2m x 3.5m

Large fitted wardrobes with integral lights, fitted carpet, two down lighters, radiator, and natural wood finishes.



ENSUITE BATHROOM

2.15m x 3.5m

Obscured glass window, fitted carpet, two down lighters, modern WC, washing hand basin, double ended bath and separate shower cubicle, extractor fan, radiator, natural wood finishes.



FAMILY BATHROOM

4.4m x 3.7m

Obscured glass window, tiled floor, 3 down lighters, modern WC, washing hand basin, feature free standing Carron bath and separate glass enclosure shower cubicle, towel rail, extractor fan, radiator, natural wood finishes.

BEDROOM 4

3.4m x 4.1m

Dormer window with outlook to rear, fitted carpet, radiator, large fitted wardrobe, pendant light, television point, telephone socket, natural wood finishes.

BEDROOM 5

4.1m x 2.87m

Dormer window with outlook to front, fitted carpet, large fitted wardrobe, pendant light, television point, telephone socket, natural wood finishes.

LANDING CUPBOARD

Deep cupboard, fitted carpet, fitted shelves, pendant light

OUTSIDE

Driveway with chip stones leading to ample parking on drive. Double garage with power, lighting and water.

All external doors have outdoor lighting and drive has movement sensor security lights.

Large partially landscaped garden to front and side. Large patio and drying area to rear.

Notes

1. All fitted carpets, floor coverings, curtain tracks, poles and blinds are included in the sale. Curtains may be available by separate negotiation.
2. The postcode is DG2 8QT and the council Tax is Band G.
3. The property is served by a treatment sewage tank which will need emptied approximately every 5 years.
4. The property has gas central heating.

Viewing

To arrange to view the development or for further information regarding the property please contact the selling agents on 01387 256699 or 07795280393.

Home Report

A Home Report is available on this property from the Selling Agents, Primrose & Gordon (01387 267316) (admin and copying charge applies).

Particulars

Whilst these particulars have been carefully prepared and are believed to be accurate they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. In particular measurements and certain details, such as the number of power-sockets, and light fittings, are approximate and are for guidance only and are not guaranteed.

Offers

Offers must be submitted in written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to notify the Selling Agents of their interest at the earliest opportunity so that they are timeously advised of any Closing Date for offers which may be fixed.