



## **5 AULD BRIG VIEW, AULDGIRTH DG2 0XE**

DETACHED HOUSE with 3 BEDROOMS

EPC = C

**Offers Over  
£199,000**

REF: **C24025**

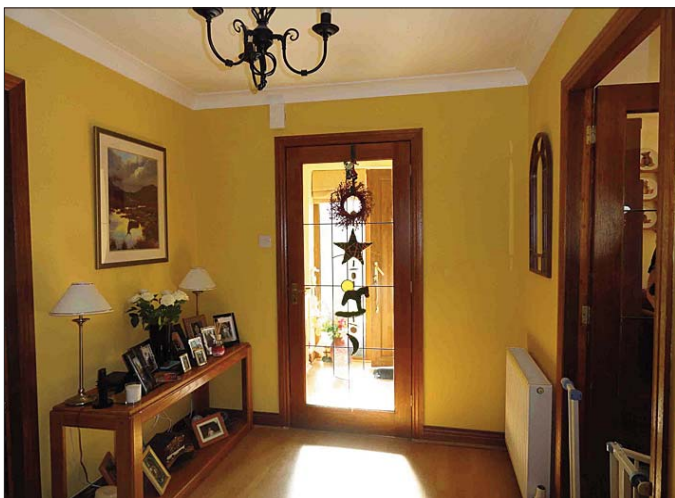
DETACHED HOUSE in semi rural development approximately 10 miles from Dumfries. Nearby amenities include shop/post office and Inn. Secondary school's at Dumfries and Thornhill and Primary School's at Duncow, Dunscore and Closeburn. Oil central heating. Double glazing. VESTIBULE; HALL; DOWNSTAIRS TOILET; LOUNGE; DINING ROOM with open plan KITCHEN; UTILITY ROOM; STAIRWAY & LANDING; 3 DOUBLE BEDROOMS (1 EN SUITE SHOWER ROOM); BATHROOM. GARAGE. Driveway. Gardens to front and rear.

### VESTIBULE

2.2m x 1.7m or thereby.  
uPVC front door and side screen. Roman blind.  
Laminate floor. Ceiling light. Radiator.

### HALL

2.2m x 5.1m or thereby overall.  
Glazed door off Vestibule. Laminate flooring. Power points. Smoke alarm. Ceiling light. Understairs cupboard. Central heating thermostat control.



### DOWNSTAIRS TOILET

1.2m x 1.8m or thereby.  
Door off Hall. Partially tiled walls. Vinyl flooring.  
Radiator. Wash-hand basin and W.C. Extractor fan.  
Downlighters.

### LOUNGE

4.3m x 4.0m or thereby.  
Glazed door off Hall. Double glazed window. Curtain pole. Curtains. Roman blinds. Radiator. Power points. Fitted carpet. Ceiling light. Fitted carpet.



### DINING ROOM

4.3m x 4.1m or thereby.  
Glazed door off Hall. Double glazed window. Roman blind. Ceiling light. Laminate flooring. Power points.



### KITCHEN

3.0m x 3.6m or thereby.  
Open plan with Dining Room. Double glazed window.  
Roman blind. Downlighters. Laminate flooring.  
Range of fitted floor and wall units including glass display area. Worktops. Stainless steel sink and drainer with mixer tap. Partially tiled walls. Built-in Zanussi ceramic hob and oven with overhead cooker hood.



### UTILITY ROOM

1.8m x 1.9m or thereby.  
Door off Kitchen. Stainless steel sink and drainer with mixer tap and worktop. Partially tiled walls. Plumbing for automatic washing machine. Central heating boiler. Radiator. Double glazed door to rear.

### **DOWNSTAIRS BEDROOM**

3.7m x 4.3m or thereby.

Door off Hall. Double glazed window. Roman blind. Fitted carpet. Radiator. Ceiling light.

### **EN SUITE SHOWER ROOM**

1.1m x 2.4m or thereby.

Door off Bedroom. Partially tiled walls. W.C. Wash-hand basin. Shower cubicle with shower. Vinyl floor covering. Extractor fan. Downlighters.

### **STAIRWAY**

Fitted carpet. Double glazed window. Roman blind. Ceiling light.

### **LANDING**

Fitted carpet. Ceiling light. Smoke alarm. Access hatch to loft. Radiator.

### **BEDROOM**

4.3m x 5.4m or thereby excluding Wardrobe area.

Door off Landing. Double glazed window. Roman blind. Curtain pole. Curtains. Power points. Fitted carpet. Ceiling light. Coombed ceiling. Built-in cupboard with shelves. Two built-in wardrobes with sliding mirrored doors.



### **BEDROOM**

4.3m x 5.4m or thereby excluding Wardrobe Area.

Door off Landing. Double glazed window. Roman blind. Power points. Fitted carpet. Ceiling light. Power points. Coombed ceiling. Two built-in wardrobes with sliding mirrored doors.



### **BATHROOM**

2.1m x 2.1m or thereby.

Door off Landing. Double glazed window. Roman blind. Bath, wash-hand basin and w.c. Vinyl flooring. Downlighters. Partially tiled walls. Overbath shower with shower rail and curtain.



### **OUTSIDE**

**GARAGE** 3.0m x 5.7m or thereby. Up-and-over door. Light.

Driveway.

Garden to front.

Garden to rear.

Summerhouse.

Cold water tap.

Septic tank drainage.

Oil storage tank.

### **VIEWING**

By arrangement with THE SELLING AGENTS.

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.

The details presented have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.  
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