



Kilgaradh, Kirkmabreck Road, Carsluith, Newton Stewart, DG8 7DN

SUMMARY: "A charming detached bungalow in immaculate condition with beautiful well-tended gardens and distant elevated views across Wigtown bay". EPC rating D

ACCOMMODATION: Entrance porch, sitting room, dining room, kitchen, utility room, 3 bedrooms (1 with en-suite shower room), family bathroom, gardens, small orchard, garage, greenhouse, polytunnel, shed.

**Offers in the region
of £220,000**

Location

The village of Carsluith is situated on the banks of the Cree Estuary, off the A75 Euro route to Stranraer. Carsluith has a village hall, ruined Carsluith Castle with shop and tea room, Galloway Smokehouse with restaurant and Ferry Fish.

Description

Delightful detached bungalow with detached garage set in lovely generous gardens extending to half an acre,--- enjoying an elevated position with views to the front across Cree Estuary to Wigtown Bay beyond. The property was built in 2000 and has well proportioned, light and airy rooms, double glazing and gas fired central heating. All radiators have thermostatic controls. Outside, the garden is split into various areas with an orchard, polytunnel, greenhouse, potting area, rockery, seating areas, a dappling stream and many mature shrubs and trees.



ACCOMMODATION

Ground Floor

Entrance Porch

Stone steps lead to part glazed wooden external front door to Entrance Porch with dual aspect double glazed windows to front of property; fitted carpet; 3 x storage cupboards with shelves; glazed double doors lead to Sitting Room.



Sitting Room

2 x double glazed windows to front of property; open fireplace with "Dowling Sumo" wood burner sitting on slate hearth, with tiled recess and wooden mantle; television aerial connection; laminate flooring; 2 x radiators; glazed door leads to hallway.



Hallway

Doors to 3 x bedrooms, bathroom and kitchen; fitted carpet; radiator.

Master Bedroom

Double bedroom with double glazed window to back of property; fitted carpet; radiator; door to en-suite shower room



En-suite Shower Room

Double glazed window with obscure glass to rear of property; WC; wash hand basin; shower cubicle with plumbed in shower; vinyl flooring.

Bathroom

Double glazed window with obscure glass to rear of property; vinyl floor covering; wash hand basin; WC; bath with shower screen and mixer tap with hand held shower; radiator; Xpelair fan.

Bedroom 3

Single bedroom with double glazed window to rear of property; fitted carpet; radiator; BT connection; loft access.

Loft Access

The loft is accessed by a hinged door with folding wooden staircase. The loft has attic trusses and is suitable for extra accommodation if required subject to local authority consents being obtained.

Bedroom 2

Double bedroom with double glazed window to front of property; fitted carpet; radiator; fitted wardrobes with hanging space and shelves.

Glazed door from hallway leads to Kitchen

Kitchen

Double glazed window to rear of property; tiled floor; radiator; gas fired Rayburn set in fireplace in "British Racing Green" with central heating boiler and two ovens and two hobs sitting on raised brick hearth; electric cooker point; double stainless steel sink and double drainer with mixer tap; plumbing for dishwasher; wall units; Ikea free-standing sideboard unit; ceiling spot lights; cupboard with hot water cylinder and airing cupboard; archway to dining room.



Dining Room

Double glazed window to front of property; radiator; laminate flooring; TV aerial point.

Utility Room

From kitchen glazed door leads to utility room; quarry tiled floor; small ceramic sink with attached draining board; shelving; plumbing for washing machine; space for tumble dryer; glazed door to porch.

Porch

Quarry tiled floor; dual aspect windows; stable door to back garden.

Outside

Garden

A gravelled drive leads to the front of the house and the Garage. The property is surrounded on all sides by lovely well-tended gardens with various sitting areas. The garden extends to half an acre with some sloping sites. At the bottom of the front garden is a pretty little stream with a bridge across. To the side there is an orchard with fruit trees. At the back there is a polytunnel and also a greenhouse. There is also a shed and outdoor potting area. The garden is divided into many areas and there are rockeries and lawns, mature trees and shrubs.





accept the highest or indeed any offer.

Garage

Single garage; double doors; concrete floor; two windows; and door to back garden.

Viewing

By appointment with the Selling Agents on 01557 330539.

Home Buyers Report

A Home Report has been prepared for this property and can be obtained by contacting this office on 01557 330539.

Offers

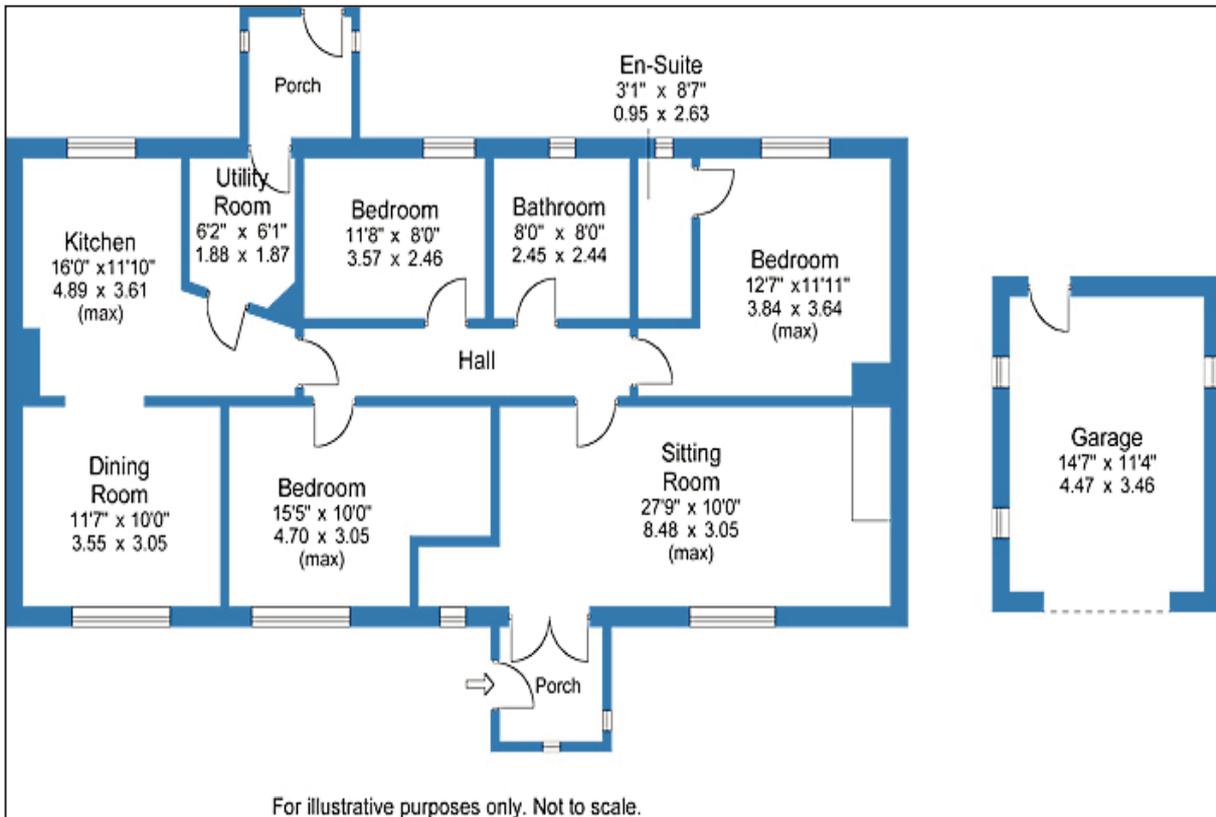
Offers in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.

Note: All measurements are approximate and all rooms

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without imposing a closing date and will not be bound to

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. DUMFRIES & GALLOWAY SOLICITORS PROPERTY CENTRE 14 Queensberry Street, Dumfries DG1 1EX. Tel: 01387 252684/254010. Fax: 01387 250585.