



## Lower Flat, Station House, Auldgirth, Dumfries, DG2 0XJ

Offers over £140,000



This spacious three bed converted and self-contained, ground floor flat and is a versatile property with private garden, patio and garage.

In a secluded location, this 19<sup>th</sup> Century building was once the working Station House for the Village. There is a local Primary School and Village Hall nearby and all other amenities can be accessed with only a short drive to Dumfries. Auldgirth offers great Countryside living but still on a local bus route and ideal for commuting.

[ENTRANCE – 1.78M X 1.84M](#)

Wooden frame front door, window looking out to front of the property window looking into dining room, light fitting, laminate flooring, wooden door opening to hall with opaque sidelight.

[HALL – 2.31M X 3.15M](#)

Fitted carpet, ceiling hatch, radiator, light fitting, digital thermostat for heating system, spacious corner airing cupboard.

[BEDROOM 1 – 3.72M X 3.31M](#)

Window looking out the front of the property, fitted carpet, radiator, light fitting.





### LIVING ROOM – 4.25M X 4.51M

Two windows looking out to the garden provide ample natural lighting into this room, fitted carpet, chandler light fitting, marble fireplace with gas fire and wooden surround, radiator.

### SHOWER ROOM – 2.11M X 1.78M

Small window opaque window to the back of the property, tiled flooring and tiled walls, radiator, W.C., wash hand basin and corner shower cubicle with mains power shower, light fitting, wall mounted mirror.

### DINING ROOM – 3.02M X 2.79M

Window looking into entrance vestibule, fitted carpet, radiator, light fitting, door opening into kitchen.

### KITCHEN – 2.78M X 3.37M

Window looking out to the front of the property, a range of modern shaker style units with ample worksurfaces, ceramic 1.5 sink with mixer tap, integrated oven & hob, wood effect vinyl flooring, plumbing for washing machine, splash back tiles, under counter space for fridge.



### BEDROOM 3 – 4.03M X 3.77M

Bay window looking out to the front of the property, fitted carpet, light fitting, radiator, alcove, door leading to en-suite.

### EN-SUITE – 1.81M X 2.91M

W.C. wash hand basin and shower cubicle with mains shower, tiled walls throughout, light fitting, radiator, airing cupboard housing the hot water tank.

### HALL – 2.37M X 0.88M

Wooden door leading out to the front of the property, cork style tiled flooring, light fitting, radiator, large storage cupboard.

### BEDROOM 4 – 4.02M X 3.92M

Bay window to the front of the property, radiator, light fitting, fitted carpet.



## OUTSIDE

You enter the property from a single side road with natural borders and mature trees on the left, driving through iron gates onto a spacious gravel driveway. The driveway also gives access to a single garage. There is a garden to the side of the property that is laid with lawn and has a private patio area.

## NOTE:

Central heating is provided by an LPG fired Ideal logic boiler. The property is fitted mostly with double glazing apart from the en-suite which is single glazed.

## CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

### 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





# BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

[www.braidwoods.com](http://www.braidwoods.com)

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)