



**Brookefield, Croftmaggot Road,
Holywood, Dumfries, DG2 0SB**

GG&B
PROPERTIES

Brookefield, Croftmaggot Road, Holywood, Dumfries, DG2 0SB

“Attractively located, detached property with garage and gardens requiring upgrading and modernisation, enjoying far reaching views over adjoining farmland”

Ground Floor

- + Lounge
- + Dining Room
- + Conservatory
- + Kitchen
- + 1 Double Bedroom
- + W.C.

First Floor

- + 2 Double Bedrooms
- + Bathroom

Outside

- + Gardens
- + Garage
- + Metal Shed

EPC Rating E



LOCATION

The property is located in a rural setting, approximately 3 miles to the north of Dumfries where a wide range of shops, schools and other local amenities are readily accessible. The property is generally surrounded by agricultural fields, with a single dwellinghouse situated adjacent.

DESCRIPTION

Detached one and a half storey property with a single garage and gardens adjoining farmland. The property is spaciouly laid out over two floors with flexible, well proportioned, light filled rooms, UPVC double glazing and oil fired central heating. Whilst the property requires upgrading and modernisation throughout, it offers great potential and space in an attractive location.

A covered entrance porch opens in to a good sized, bright vestibule which leads to both an entrance hall and a rear hall. The flexible ground floor accommodation comprises a front facing double bedroom with adjoining lounge which has a double aspect and wood burning stove, a rear facing kitchen that enjoys views across adjoining farmland and opens in to a dining room, through to a large conservatory which has direct access to the side garden with views across farmland. The rear hall leads to a WC, the rear porch and the adjoining garage. Upstairs, there are two bright double bedrooms, each with built-in storage, served by a family bathroom. Outside, there are established gardens [presently overgrown] at the front with grass and seating area at the rear.

ACCOMMODATION

Ground Floor

Vestibule

A covered external entrance gives access to the UPVC glazed external front door and side screen; coat hooks; tiled flooring; door to the rear hall with obscure glazed side screens and obscure glass inner door to the entrance hall.

Entrance Hall

Spacious hallway with staircase to the first floor; under stair storage cupboard with hanging space and shelf; recess with telephone point; two wall lights; security alarm control pad; smoke detector; fitted carpet; radiator; wooden doors to the bedroom and lounge; obscure glass door to the dining room.

Bedroom 3

Double bedroom with large front facing window; coving; telephone point; fitted carpet; radiator.

Lounge

Spacious, light room with large window to the front and window to the side; wood burning stove on a slate hearth with a brick built surround and a wooden mantel; coving; telephone point; smoke detector; carbon monoxide detector; fitted carpet; radiator.

Dining Room

With archway through to the kitchen and wooden French doors opening on to the Conservatory; coving; tiled flooring; radiator.

Conservatory

Good sized garden room with views across adjoining fields; UPVC windows on three sides; gently sloping roof consisting of multi-skinned polycarbonate panels; glazed UPVC external door to the rear garden; wall light; tiled flooring; Dimplex wall panel heater.

Kitchen

Large rear facing window; range of white wooden fitted wall and floor units incorporating two glass fronted units, corner shelved units and a complementing worktop, 1½ bowl sink unit and a tiled splash-back; integrated fridge freezer, dishwasher and washing machine; Rangemaster 5 ring electric cooker with chimney extractor above; central heating control; smoke detector; tiled flooring; Myson electric wall fan heater; door to the rear vestibule.

Rear Hall

Walk-in shelved storage cupboard; tiled flooring; part obscure glazed UPVC external door to the rear porch and doors to WC, vestibule and garage.

WC

Obscure glazed window; white suite of w.c. and corner wash-hand basin with storage cupboard under; electric heated towel rail; tiled flooring; radiator.

Rear Porch

Half height UPVC panels on three sides with windows above; part glazed UPVC external door to the garden; gently sloping roof of multi-skinned polycarbonate panels; fitted carpet.

First Floor

First Floor Landing

Carpeted staircase to the first floor landing; obscure glazed access hatch; built-in cupboard with hanging space, shelving and an inner door which gives access to a floored eaves; smoke detector; fitted carpet; radiator; doors to 2 bedrooms and bathroom.

Bedroom 1

Double bedroom with large window to the front; part coomb ceiled; fitted bedroom furniture comprising three double wardrobes, bed surround and bedside cabinets; separate built-in wardrobe with hanging space, shelving and mirror fronted door; part coomb ceiled; fitted carpet; radiator.

Bedroom 2

Double bedroom with large window to the side with views across fields; part coomb ceiled; built-in wardrobe with hanging space, shelving and mirror fronted door; fitted carpets; radiator.

Bathroom

Obscure glazed window; part coomb ceiled; white suite of corner bath with mixer tap shower attachment and tiled surround, w.c. and wash-hand basin in vanity unit; separate shower cabinet with Mira Sport shower, waterproof wall panelled surround and sliding doors; downlights; vinyl flooring; electric heated towel rail.

OUTSIDE

Garden

Double gates provide access to a tarmac drive, the garage and dwellinghouse. The established front garden comprises shrubs and trees [presently overgrown]. Pathways on each side of the property lead to the rear garden which is laid to grass with metal storage shed, storage box and a paved seating area. The gardens adjoin farmland at the rear and side. Outside lights and oil tank.

Garage

A single-car garage adjoins the dwellinghouse. Brick construction; flat, felt covered roof; up and over type aluminium door; concrete floor; power and light; window to the rear; oil fired Grant Vortex boiler; hot water storage cylinder; electricity meter and consumer unit; internal door to the rear hall.

VIEWING

By appointment with the Selling Agents.

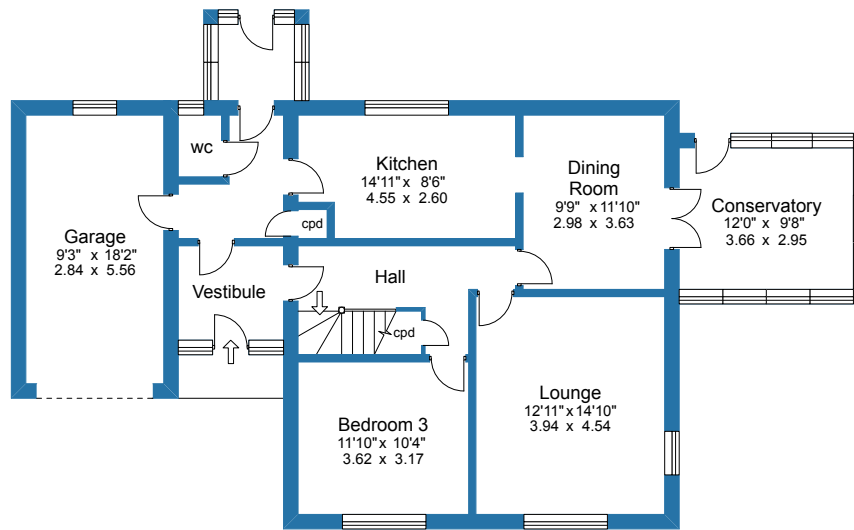
Home Report

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

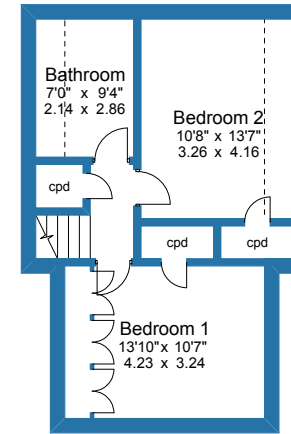
Offers

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



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 are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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