



38 Woodley Court, Cargenbridge, Dumfries, DG2 8PH

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“Immaculately presented 3 bedroom semi-detached house with off street parking located in the popular residential area of Cargenbridge on the outskirts of Dumfries”

Ground Floor

- + Entrance Vestibule
- + Hallway
- + Lounge
- + Kitchen Diner
- + Utility Room

Outside

- + Driveway to front for 2 cars
- + Rear Garden
- + Wooden Garden Shed

First Floor

- + Two Double Bedrooms
- + Single Bedroom
- + Shower Room

EPC Rating C

Council Tax Band B



LOCATION

The property is located within a popular residential area of Cargenbridge on the outskirts of Dumfries, which is conveniently located close to local amenities including Cargenbridge Primary School, convenience store and Dumfries and Galloway Royal Infirmary. Located on a bus route, the property is approximately 2 miles from Dumfries town centre where a wide range of amenities can be located commensurate with a town of its size. The Euro-route A75 is also quickly accessed from the property.

DESCRIPTION

Immaculately presented 3 bedroom semi-detached house with front and rear gardens and off street parking for 2 cars. 38 Woodley Court offers light filled accommodation with the rear enjoying views over the school towards the countryside and hills beyond. There is a modern fitted kitchen and shower room as well as UPVC double glazing and gas central heating throughout with a coal effect electric fire in the lounge. The ground floor boasts pleasing internal oak doors throughout. All blinds and curtains are included in the sale.

A bright entrance vestibule opens into the hallway, providing access to the lounge to the front and spacious kitchen diner to the rear. There is an adjoining utility room located off the kitchen diner. Upstairs there are two double bedrooms and one single bedroom/office served by a modern family shower room.

Outside there is a tarmac driveway to the front for 2 cars and an immaculately kept rear garden laid to gravel, paving and lawn areas.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor

Entrance Vestibule

UPVC external part obscure glazed door into vestibule; window to front; coat hooks; fitted carpet; part glazed door into hall.



Hallway

Doors to lounge, kitchen diner and storage cupboard with fuse box, shelf and coat hooks; carpeted stairs to first floor; Hive thermostat; broadband connection point; 2 x smoke alarms; radiator; fitted carpet.

Lounge

Good sized room with window to front; coal effect electric fire set on marble hearth, surround and mantle; television connection point; carbon monoxide alarm; radiator; fitted carpet.

Kitchen Diner

Spacious room with modern wood effect wall and floor units with complementing worktops and splashbacks; stainless steel sink, drainer and mixer tap; window to rear; Beko electric oven with glass and stainless steel chimney extractor hood; Bosch washing machine; integrated dishwasher; heat alarm; radiator; wood effect flooring; door to utility room.

Utility Room

UPVC external part obscure glazed door to rear garden; floor units with worktops; coat hooks; 2 x vents; fitted carpet.

First Floor

First Floor Landing

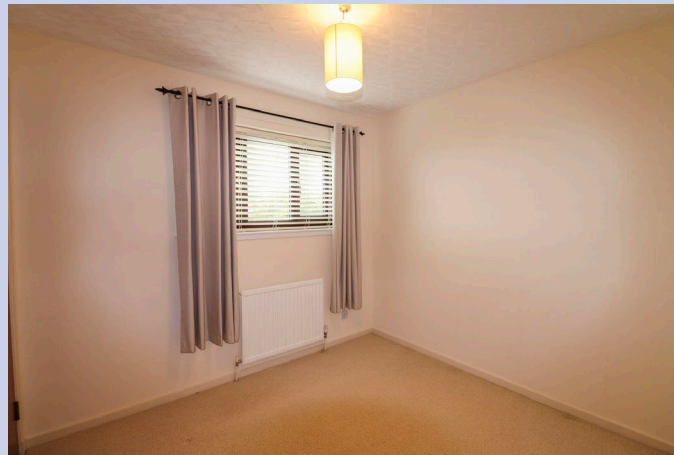
Doors to bedrooms 1, 2 and 3, shower room and cupboard with shelving and hanging space; hatch to attic; 2 x smoke alarms; fitted carpet.

Bedroom 1

Double bedroom with window to front; built in wardrobe with shelving and hanging space; phone connection point; radiator; fitted carpet.

Bedroom 2

Double bedroom with window to rear enjoying views to the hills beyond; 2 x integrated wardrobes with shelving and hanging space; radiator; fitted carpet.



Bedroom 3

Single bedroom with window to the front; radiator; fitted carpet.

Shower Room

Modern suite of WC and wash hand basin in vanity unit with cupboard; mains shower cubicle with tiles, waterproof wall panels and glass sliding doors; obscure window to rear; waterproof panels to walls and ceiling; spotlights; extractor fan; heated towel rail; wall mounted mirror; linoleum flooring.

OUTSIDE

Front

Paved path to front door which continues to gate at side to rear garden; tarmac drive for 2 cars; flower bed; gas and electricity box; gravel area to side; outside light.

Rear

Immaculate rear garden with areas laid to gravel, paving and lawn; shrub borders; wooden garden shed; small cold frame; rotary air dryer; fence lights; outside tap; outside tap.

VIEWING

By appointment with Selling Agents on 01556 504038.

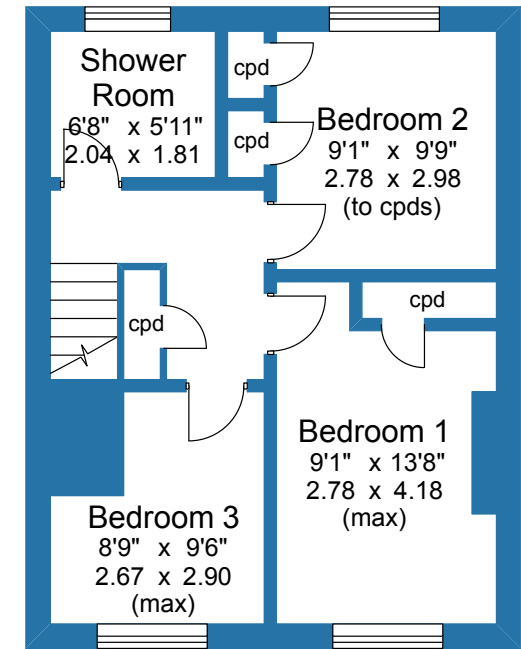
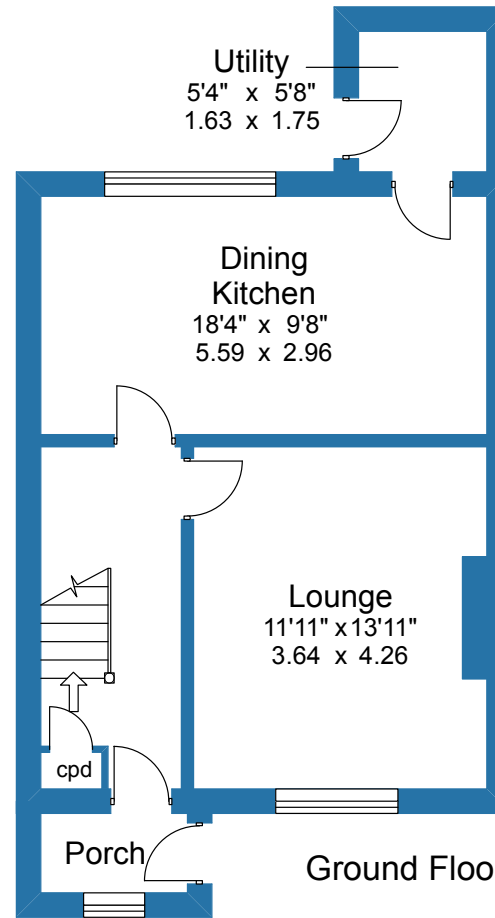
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org

OFFERS

Offers 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.





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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