



4 Ewart Place, Springholm, Castle Douglas, DG7 3LW

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Offers in the region of £145,000

“Generous-sized, 4 bedroom,
family home with sizeable gardens
and enjoying an open aspect at the
rear”

Ground Floor

- + Lounge
- + Kitchen Diner
- + WC

First Floor

- + 4 Bedrooms
- + Family Bathroom

Outside

- + Garden

EPC Rating E

Council Tax Band C



LOCATION

The property is located within an established residential area in the village of Springholm. Springholm has a primary school, shop and village hall and is approximately 6 miles from the popular market town of Castle Douglas, and only approximately 13 miles from Dumfries. Springholm is on a regular bus route to both Dumfries and Stranraer.

DESCRIPTION

Generous-sized, 4 bedroom, semi-detached family home with sizeable gardens, enjoying an open aspect at the rear. The property enjoys spaciouly laid-out, light-filled, well-proportioned accommodation and excellent storage. It has UPVC double glazing and electric heaters.

The lounge is most spacious and light with its double aspect, the adjoining spacious kitchen/diner benefits from a large breakfast bar and direct access to the rear garden. A WC completes the ground floor. Upstairs, there are 3 double bedrooms and 1 single bedroom, served by a family bathroom.

ACCOMMODATION

Ground Floor

Entrance Hallway

Part obscure glazed UPVC external front door opening into a spacious hallway; stairs to first floor; glazed doors to lounge and kitchen; generous sized walk-in cupboard with light and coat hooks; door to W.C; cupboard housing electric meter, fuse box and Horstmann water heater controls; telephone connection point; smoke detector; storage heater.

Lounge

Spacious, light filled room with double aspect windows to the front and rear; television aerial connection point; telephone connection point; smoke detector; fitted carpet; two storage heaters.

Kitchen Diner

Generous sized room with large window overlooking garden; range of wooden fitted wall and floor units with complementing worktops and space for white goods; stainless steel sink and drainer; breakfast bar; BEKO electric oven; Indesit induction hob; Ariston extractor fan; large shelved storage cupboard; heat detector; part glazed external door to garden.

W.C.

Obscure glazed window; white suite of w.c. and wash hand basin in a vanity unit with waterproof splash-back.

First Floor

First Floor Landing

Excellent storage consisting of a shelved storage cupboard also housing the hot water tank, large walk-in cupboard with light and a double shelved airing cupboard; access hatch to loft; smoke detector; fitted carpet; storage heater; doors to the 4 bedrooms and bathroom.

Bedroom 1

Double bedroom with window to front; fitted carpet; storage heater.

Bedroom 2

Double bedroom with window overlooking garden and fields beyond; fitted carpet; storage heater.

Bedroom 3

Double bedroom with window overlooking garden and fields beyond; built-in double wardrobe with hanging space; fitted carpet; storage heater.

Bedroom 4

Single bedroom with window overlooking garden and fields beyond; fitted carpet; storage heater.

Bathroom

Obscure glazed window; white suite of bath with shower over and a waterproof wall panelled splash-back, w.c. and wash-hand basin; extractor fan; wall mounted mirror; linoleum flooring; Dimplex electric wall mounted fan heater.

OUTSIDE

Garden

The front garden is laid to grass with flower and shrubs borders and a paved pathway leading to the front door and extending around the side of the property to the rear garden; outside water tap; wooden fence with a pedestrian gate.

The well positioned rear garden enjoys beautiful open views towards the hills and beyond; generous sized area laid to lawn with flower and shrub borders; paved seating area; large wooden garden shed; washing line; fences bordering the garden.

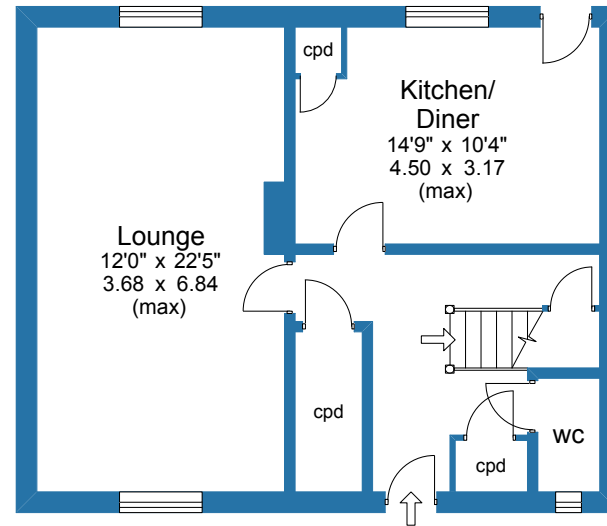
HOME REPORT

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.

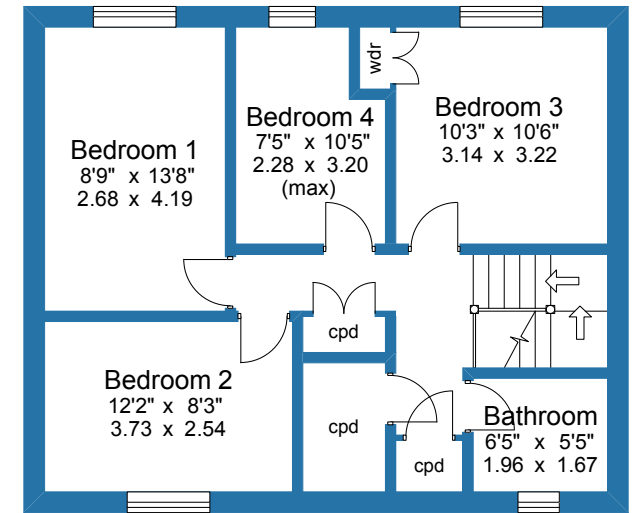
OFFERS

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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