

BEECHWOOD, PORT ROAD, HAUGH OF URR, DG7 3JW
Offers Over £295,000



Well-proportioned five-bedroom bungalow situated in the centre of the popular village of Haugh of Urr, approximately 3 miles from Castle Douglas. The property was completely renovated 2 years ago and is in excellent walk-in condition. With the advantages of quiet village life, easily maintained garden and central Galloway location the property would make a comfortable family home or excellent retirement property.

The peaceful rural village of Haugh of Urr is set beside the River Urr. The village itself boasts a popular pub serving good food, and all other amenities including schools (Hardgate Primary School is located a short walk from the property) swimming pools and other sports facilities, cinema/theatre, supermarkets and other shops can be found in the larger towns within easy reach – the market town of Castle Douglas is 3 miles away, Dalbeattie just 3.5 miles, Kirkcudbright 15 miles and Dumfries 15 miles. This places the property within easy commuting distance in all directions and there are bus links to Stranraer, Kirkcudbright, Castle Douglas and Dumfries. The surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, bird watching and fishing – the River Urr being noted for salmon and sea trout. The Galloway Forest Park (the UK's first Dark Sky Park) and the stunning landscapes of the Solway coastline are also within easy reach.

Accommodation Comprises:

- Living Room
- Dining Kitchen
- Utility Room
- Three ground floor bedrooms
- Bathroom
- WC
- Two first floor bedrooms
- Shower Room
- Garden
- Integral garage
- Council Tax Band - F
- EPC Rating – C
- **Home Report Valuation - £310,000**

Hallway

Outer door leads into Hallway; hardwood flooring; built-in shelved linen cupboard; radiators; ceiling lights; stairs to first floor.

Living Room

5.16m x 4.05m (16'9 x 13'3)

Large bright room with window overlooking front garden; hardwood flooring; ceiling light; radiator.

Kitchen

4.75m x 3.22m (15'6 x 10'6)

Spacious kitchen with an excellent range of fitted kitchen units with wooden work surface; built in breakfast bar with storage; integrated NEFF electric oven, integrated Whirlpool microwave oven; integrated NEF ceramic hob with overhead stainless-steel extractor; integrated dishwasher; patio doors out to rear patio area; window to rear; radiator; door through to Utility Room.

Utility Room

3.21m x 1.37m (10'5 x 4'5)

Stainless steel sink and drainer with kitchen unit beneath; storage shelves, coat hooks; plumbed for washing machine; space for fridge/freezer; ceiling mounted drying maiden; window out to rear; door out to side; door through to Garage.

Bedroom 1

4.03m x 2.45m (13'2 x 8'0)

Double bedroom with window to side; radiator; ceiling light.

Bedroom 2

3.29m x 3.21m (10'8 x 10'5)

Double bedroom with window to rear; radiator; ceiling light.

Bedroom 3

2.34m x 3.07m (7'7 x 10'1)

Double bedroom with window to front; built-in wardrobe; radiator; ceiling light.

WC

1.74m x 1.16m (5'7 x 3'8)

Comprising WC and wash hand basin. Wall mounted mirror; radiator; ceiling light.

Bathroom

2.25m x 2.07m (7'4 x 6'8)

Comprising WC and wash hand basin set in vanity unit; P-shaped bath with integral shower; shower screen; shelved storage cupboard; chrome towel rail; window to rear; ceiling light.

First Floor

Stairs up to large landing area; Velux window to front; two double, shelved storage cupboards with folding doors.

Bedroom 4**3.68m x 2.52m (12'1 x 8'3)**

Double bedroom with Velux window to front; radiator; ceiling light.

Dressing Room**3.16m x 0.95m (10'4 x 3'1)**

Velux window to rear; eaves storage access; ceiling light.

Bedroom 5**3.45m x 3.69m (11'3 x 12'1)**

Large double bedroom with Velux window to rear; radiator; ceiling light.

Shower Room**1.88m x 1.92m (6'2 x 6'3)**

Comprising WC, wash hand basin and shower cubicle with electric shower. Chrome towel rail; hardwood flooring; Velux window to rear; ceiling light.

Outside

Ample off-road parking to the front of the property and access to garage. The front garden is laid to lawn and edged with colourful flowerbeds. Pathways to each side of the house lead around to the rear. The rear garden is mainly laid to lawn with large patio area which is partially covered; drying area.

Services: Mains electricity, gas, water and drainage.

Postcode: DG7 3JW

Entry: By negotiation

Viewing: Strictly by appointment through **Cavers & Co****OFFERS:-**

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.









