



4 BRIAR BUSH, PENPONT, DG3 4LX

A CHARMING TRADITIONALLY-CONSTRUCTED END TERRACED SITUATED IN THE VILLAGE OF PENPONT WITH ITS FANTASTIC RURAL SETTING. VIEWING IS HIGHLY RECOMMENDED.

LOUNGE, KITCHEN, DINING ROOM, MASTER BEDROOM, BEDROOM, BATHROOM AND GARDENS TO FRONT AND REAR. CENTRAL HEATING AND FULLY DOUBLE GLAZED.

PRICE: Offers over £110,000

REF: C22551

Property Overview

This charming cottage is beautifully presented. It is situated in the quiet village of Penpont and is surrounded by beautiful countryside with some fantastic views.

The cottage itself is deceptively spacious and has a surprising large rear garden area bounded by a stone dyke..

There are local bus routes which run regularly to the nearby town of Dumfries. (14miles) Nearby Thornhill (2 miles approx) has a wide variety of amenities – Bank, Doctors, Chemist, Grocers, Butcher, Craft Shops, Tearooms and Hotels as well as the recently built Wallace Hall Academy (combined Primary and Secondary).

This property really does need to be viewed to be fully appreciated; It is a 'gem!'

Entry to the property is made via a small paved path into small entrance hall.

Accommodation

HALL

4'5" x 4'3" (approx)

triple-branch type' ceiling chandelier light fitting. One single power point. Radiator. Fitted oatmeal coloured carpet. Dado rail. Coat hooks. Electricity meter and fuse box. Central heating timer.

Door to the right leads to the living area.

LIVING ROOM

12'2 X 12' (approx)

Fitted beige carpet. Fitted cream curtains with hanging drape (included). Pendant light. Window to front of property overlooking front garden area. TV point. Two decorative wall lights. Alcove with cupboard beneath. Ample power points. Two corner shelves. Radiator. Telephone point. Bay window with deep windowsill. Light dimmer. Paddle light switches. Brick built fireplace with traditional coal and wood burning stove with sits on a slate tile hearth.





From the living room there are doors to the dining room and kitchen.

Dining room

10' X 8'11" (approx)

Window overlooking the rear garden and rolling countryside beyond. Pendant light. Two radiators. Two double power points. Fitted beige carpet. Serving hatch to kitchen area.

KITCHEN

10'7" X 6' (approx)

Understairs storage area housing 'Candy' fridge freezer. Double power point.. Three downlighters. Lovely kitchen well equipped and fitted out with an array of mint green painted cupboards with grey speckled work tops. Stainless steel sink with right hand drainer and vegetable preparation. Basin sink with mixer tap. Five double power points. 6kg Aquarius Hotpoint WF560 automatic washing machine. Creda collection STCC hotpoint electric cooker with oven and grill. Overhead stainless steel extractor fan. There is a window and door with two clear panes overlooking the rear garden. Radiator. Overhead storage cupboards. Under cupboard lights. Sand- stone effect tile flooring. Serving hatch to dining area.



The upper landing is accessed by a flight of sixteen carpeted stairs with wooden banisters.

UPPER LANDING

3'10" x 3' (approx)

Pendant light. Smoke alarm. Hatch to loft. Power point. Carpeted.

MASTER BEDROOM

12'3" X 12'5" (approx)

Fitted oatmeal coloured carpet. Inbuilt double wardrobe with mirror and vanity dresser. Another inbuilt wardrobe and storage unit. Window to front of property. Cupboard with shelving. The built-in wardrobe door has a mirror. Five downlighters. Ample power points. TV point. Above bed wall mounted lights. Two Radiators.



BEDROOM TWO (DOUBLE)

9'7" X 9'2" (approx)

Beige fitted carpet. Telephone point. Camisile sealed ceiling. Skylight with fitted curtain. Ample power points. Two radiators. White three chest of drawers and matching tallboy. (included).

BATHROOM

5'11" x 5'3" (approx)

Fully tiled with porcelain marble effect floor tiling. Matching three piece suite. Deep windowsill with window overlooking rear garden and countryside beyond. Figure of eight shaped Jacuzzi bath with electric shower over and corner tap. External fan. Three downlighters. Shaver point. Wall mounted mirror. Corner sink. Heated towel rail. Usual bathroom fittings.

EXTERNAL

REAR GARDEN

Delightful garden with superb patio area. Variety of bushes and apple trees to whet the appetite of any keen gardener. Small garden shed useful for external storage. Paved path to garden shed. Decorative wooden partitions. Flower trellises. From the rear garden there are beautiful views across the rural countryside.



FRONT GARDEN

There is a raised gravelled flower bed with a variety of established plants including an old-fashioned rose bush.

SERVICES

Mains drainage, electricity central heating and water.

VIEWING

By contacting the seller agents Messrs Primrose & Gordon on 01387 267316.

ENTRY

By arrangement.

HOME REPORT

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at www.onesurvey.org. Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387-267316)(admin and copying charge applies).

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed

DISCLAIMER

THE PROPERTY MISDESCRIPTIONS ACT 1991

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property

or (b) what is included in the sale. Measurements have been taken by a laser distance meter.