



GANDRIA, COLVEND, DALBEATTIE, DG5, 4QA

MIDDLE HOUSE OF THREE IN BEAUTIFUL SURROUNDINGS JUST ½ MILE FROM SOLWAY COAST WITH SUPERB VIEWS OF SOLWAY AND LAKE DISTRICT BEYOND. MAINTAINED TO THE HIGHEST STANDARDS AND IN EXCELLENT DECORATIVE ORDER. RECENTLY FITTED WITH NEW ARGON FILLED DOUBLE GLAZED WINDOWS AND DOORS AT THE FRONT OF THE HOUSE. STB APPROVED BUT COULD BE OWN HOME.

ACCOMMODATION: LARGE HALL, KITCHEN, LIVING ROOM, 3 /4 BEDROOMS, BATHROOM. DOUBLE GLAZING. MATCHING FITTED CARPET THROUGHOUT INCLUDING STAIRS.

VIEWING: BY CONTACTING THE SELLING AGENTS ON 01387 267316.

PRICE: FIXED £190,000

REF: D19975

DETAILS OF ACCOMMODATION

Entrance Vestibule

Tiled effect floor. Coat hooks.

L-shaped Hall/Dining Room

22'2"x11'6" x 16'2"

Two levels with dining area on lower level next to kitchen. Large understair cupboard off with fuse box and meters. Full length double window with south outlook. 2 nightstore heaters. Telephone point. 1 double, 1 single power point. Wooden curtain pole with curtains. Vertical blinds. Under floor insulation



Kitchen

9'6"x9'6"

Modern fitted kitchen. Tiled splashback (part). Extractor fan. Full range of floor cupboards, wall cupboards, worktops. Sink unit. Fridge. Electric cooker. Washing machine. 2 double, 2 single power points. Lino flooring. Strip light. Clock. Under floor insulation

Living Room

21'8" x 16'8"

Wood burning stove with slate effect surround. Double glazed double window facing south. Wooden curtain pole with curtains and vertical blinds. Double doors from hall. 3 nightstore heaters. Under floor insulation

Downstairs Bedroom

16'10" x 20'

Double wardrobe with hanging rail and shelf above. 2 windows with outlook to south. Wooden curtain pole and curtains. 3 double power points. Nightstore heater. Under floor insulation



<u>Shower Room</u>	Approached through anti-room. WC. Wash hand basin and separate shower cubicle (shower cubicle recently upgraded with new electric shower). A new more efficient wall heater has also been added. Mirrors. Heater towel rail. Electric shaver point. Under floor insulation
<u>Upstairs Landing</u> 21' length	Superb view through Velux window to Lake District hills. Access to loft (insulated throughout). 1 single power point. Nightstore heater.
<u>Bedroom 2</u> 18'x12'3" (into alcove)	Wardrobe housing immersion heater with hanging space and shelves. 3 double power points. Velux window with excellent views as from landing. Nightstore heater. Under floor insulation
<u>Bedroom 3</u> 12'8"x13'	3 double power points. Large double wardrobe with shelf above and shelves on either side. Same superb view as from landing and second bedroom. Nightstore heater. Under floor insulation
<u>Fourth Room</u> 6'8" x 9'	Presently used as a store room but could make possible fourth bedroom. 4 fitted cupboards with worktop above. Shelf unit (3 shelves). Under floor insulation
<u>Bathroom</u> 8'4"x8'	3 piece aquamarine suite with part tiled splashback. Heated towel rail. Mirror and shaving point with light above. Under floor insulation
<u>Outside</u>	Sizeable gravelled area providing ample parking. Raised ornamental garden. Large paved area.



<u>General</u>	This property is in superb condition and would provide excellent accommodation either as a main home or as a holiday home.
<u>Entry</u>	Early entry may be available.
<u>How to get there</u>	See map.

Particulars

Whilst these particulars have been carefully prepared and are believed to be accurate 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. In particular measurements and certain details, such as the number of power-sockets, and light fittings, are approximate and are for guidance only and are not guaranteed.

Offers

Offers must be submitted in written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to notify the Selling Agents of their interest at the earliest opportunity so that they are timeously advised of any Closing Date for offers which may be fixed.