

BEDROOM

2.7m x 3.3m (8'10" x 10'10") Or thereby. Door off Landing. Double glazed windows. Radiator. Built-in wardrobes.



VIEW FROM PROPERTY



VIEWING

By arrangement with THE SELLING AGENTS

OUTSIDE

GARAGE (5.7m x 10.3m or thereby overall) with electronic up-and-over door, light and power. The roofspace is floored with a separate external access door and could be utilised for a number of uses. Driveway with electronic gates. External lighting.

Mature gardens around property including wooded area. There is also a small area across the road at the water front which is mainly reed beds.



THE COACH HOUSE
SHORE ROAD
GLENCAPLE
DG1 4RG

HOUSE - DETACHED 4 BEDROOMS

Offers Around £425,000

EPC = E

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, 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.

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Highly desirable DETACHED HOUSE of individual character, in National Scenic Area, occupying elevated position with outstanding views over River Nith to Criffel. Oil central heating. Double glazing. Security alarm system. VESTIBULE; HALL; LOUNGE DINER; KITCHEN/FAMILY ROOM; UTILITY ROOM; STUDY; TOILET; STAIRWAY; 4 BEDROOMS; EN SUITE SHOWER ROOM; BATHROOM; BOXROOM/DRESSING ROOM. DETACHED GARAGE. Driveway with electronic gates. Mature gardens around property including wooded area. There is also a small area across the road at the water front which is mainly reed beds.

Some items of furniture may be available by separate negotiation. All light fittings, floor and window coverings are included in the sale. There is an ample supply of electric power points including a music surround system. EPC=E

VESTIBULE

2.0m x 1.7m (6'7" x 5'7") Or thereby. Partially glazed front door and side screens. Tiled floor. Radiator. Built-in cloaks cupboard. Store cupboard with window and light.

HALL

Glazed panelled door off Vestibule. Radiator. Central heating thermostat control. Understairs cupboard. Built-in cloaks cupboard.

LOUNGE DINER

5.0m x 3.9m (16'5" x 12'10") Or thereby. Doors off Hall and Kitchen/Family Room. Two radiators. Multi-fuel burning stove in feature surround. Two built-in storage units. Coved ceiling. Double glazed windows. Double glazed doors to garden. Magnificent outlook.



KITCHEN/FAMILY ROOM

4.8m x 9.7m (15'9" x 31'10") Or thereby. Doors off Hall and Lounge Diner. Radiator. Fitted units and work tops. 1½ bowl sink. Built-in hob, dishwasher, double oven and microwave. Cooker hood. Wine fridge. Coved ceiling. Double glazed windows. Window seat. Double glazed bi-folding doors opening onto garden. Magnificent outlook.



STUDY

2.9m x 3.0m (9'6" x 9'10") Or thereby. Door off Hall. Double glazed window. Radiator. Built-in storage and unit with shelving.

DOWNSTAIRS BEDROOM

3.4m x 4.3m (11'2" x 14'1") Or thereby at maximum. L-shaped. Door off Hall. Double glazed window. Radiator. Shelved alcove with storage below. Built-in shelved cupboard.



DOWNSTAIRS TOILET

1.5m x 1.6m (4'11" x 5'3") Or thereby. Door off Hall. Double glazed window. Radiator. Wash-hand basin and w.c.

UTILITY ROOM

2.5m x 3.0m (8'2" x 9'10") Or thereby. Door off Hall. Double glazed window. Partially tiled. Radiator. Sink and base unit. Pulley. Cupboard housing electricity meter. Glazed door to garden. Area off Utility Room with double glazed window and central heating boiler.

STAIRWAY

With double glazed window from Hall to:

LANDING

Smoke alarm. Radiator. Store cupboard. Built-in airing cupboard. Access hatch to loft.

MASTER BEDROOM

4.2m x 4.7m (13'9" x 15'5") Or thereby. Door off Landing. Two radiators. Two double glazed windows.



EN SUITE SHOWER ROOM

3.0m x 2.2m (9'10" x 7'3") Or thereby. Door off Master Bedroom. Double glazed window. Radiator plus contemporary ladder style radiator. Wash-hand basin in vanity unit. W.C. Mains shower in tiled cubicle area.



BOXROOM/DRESSING ROOM

2.3m x 3.0m (7'7" x 9'10") Or thereby plus entrance area. Door off Landing. Double glazed window. Radiator. Fitted hanging rails and shelving.

BATHROOM

2.6m x 2.5m (8'6" x 8'2") Or thereby. Door off Landing. Double glazed window. Radiator and heated towel rail. Extractor fan. Partially tiled. Bath with mixer tap. Wash-hand basin and w.c. Mains shower over bath. Shower screen.



BEDROOM

3.6m x 3.0m (11'10" x 9'10") Or thereby plus entrance area. Door off Landing. Two double glazed windows. Radiator.

