



***North View,
The Glen,
Castle Douglas Road,
Dumfries,
DG2 8PU***

EPC = D

A B & A MATTHEWS
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PROPERTY OFFICE

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- **Superior detached 4-bedroom family property situated in beautiful rural setting on the outskirts of Dumfries**
- **Elevated position with uninterrupted views over Queensberry Hills**
- **The property has been maintained to a high standard benefiting from double glazing and electric heating**
- **North View stands in 0.75 acre of landscaped garden ground with garage and off-road parking for several vehicles**
- **Viewings are highly recommended**
- **Offers in the region of £450,000**



NORTH VIEW, THE GLEN, CASTLE DOUGLAS ROAD, DUMFRIES

An opportunity has arisen to purchase this immaculately presented family house with accommodation arranged over two floors. The property has been maintained and tastefully updated over the years providing comfortable family living. A private driveway provides ample off-road parking for several vehicles and access to detached garage and wrap around pretty gardens which extend to approximately 0.75 acre. North View is set within a beautiful rural setting and has unrestricted views towards Queensberry Hills. Viewings are highly recommended. The property is located just off the A75 (U347) 2 miles from Dumfries Centre and 1 mile from Dumfries & Galloway Royal Infirmary. Dumfries is a market town. North View is situated within easy distance of all local amenities including shops, leisure centre, golf club and Primary and Secondary Schools. Good train links to the North and South and easy access onto the A75 & M74.

Directions

From Dumfries take the A75 and at the roundabout for Dumfries and Galloway Royal Infirmary. Take the second exit towards the hospital and after 100m turn right signposted for The Glen. Follow this road passing under the A75 flyover and then bear left going uphill to the sign for Aldernewk Fishery. At this point turn right down a single-track road going downhill past a new house on the left, bearing right at the bottom of the hill where there is a triangular shaped rock on the left-hand side of the road signposted for North View.

Accommodation comprises: - Ground Floor: - Entrance Porch. Hall. Lounge. Garden Room. Sitting/Dining Room. Kitchen. Utility Room. Shower Room. First Floor: - 4 Bedrooms (one en-suite). Bathroom.

GROUND FLOOR ACCOMMODATION

Entrance Vestibule 7' 10" x 4' 7.11" (2.40m x 1.40m)

Open covered veranda giving access to hardwood glazed door with glazed side panel. North facing window. Built-in shelved storage cupboard housing electric meter. Electric panel heater. Glazed door to hall.

Hall 21' 3" x 7' 8" (6.50m x 2.35m)

Stairs to first floor accommodation. Understairs cupboard. Electric heater.

Lounge 17' 0.7" x 13' 4" (5.20m x 4.10m)

Bright and airy family room with north facing window with unrestricted views towards Queensberry Hills. Feature fire surround with inset electric fire. Two electric heaters.



Garden Room

15' 8" x 11' 9" (4.80m x 3.60m)

South facing sliding patio doors giving access to Monoblock patio area and garden ground. Wood effect laminate flooring. Two electric heaters.

Sitting/Dining Room

14' 5" x 13' 5" (4.40m x 4.10m)

North facing window. Wood effect laminate flooring. Electric heater. Glazed doors giving access to hall and kitchen.



Kitchen/Dining Area

15' 1" x 14' 9" (4.60m x 4.50m)

South and east facing windows. Fitted with a range of modern floor units, ample Corian worktops, with integrated sink and tiled splashbacks. Fitted appliances include induction hob, eye level oven/grill with separate electric oven, dishwasher, Rangemaster 4 door fridge freezer and glass breakfast bar. Tiled flooring. Electric heater. Glazed door to utility room.



Utility Room

8' 6" x 6' 0.8" (2.60m x 1.85m)

South facing window. Fitted with a range of wall and floor units to match kitchen, ample worksurfaces and inset composite drainer sink. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Hard wood glazed door giving access to garden.

Shower Room

14' 5" x 13' 5" (4.40m x 4.10m)

Fully tiled and fitted with a white suite comprising WC, wash hand basin and walk-in shower cubicle with mains shower. Two mirrored bathroom cabinets. Heated ladder style towel rail. Extractor fan.

FIRST FLOOR ACCOMMODATION

Landing

Velux window. Built-in storage cupboard housing water tank. Hatch to attic. Electric heater.

Bedroom 1

15' 8" x 8' 10" (4.80m x 2.70m)

North facing window with window seat and built-in bedroom furniture comprising bedside cabinets, shelved, and hanging storage cupboards. Electric panel heater.

En-Suite

8' 10" x 5' 6" (2.70m x 1.70m)

Fully tiled and fitted with a white suite comprising WC, wash-hand basin and walk-in cubicle with mains shower. Mirrored bathroom cabinet and tiled shelving. Heated ladder style towel rail. Extractor fan.



Bedroom 2

13' 5." x 8' 10" (4.10m x 2.70m)

North facing window. Eaves storage cupboard. Laminate flooring. Electric heater.

Bedroom 3

11' 9" x 7' 10" (3.60m x 2.40m)

South facing window overlooking garden ground. Built-in shelved and hanging cupboard. Laminate flooring. Electric heater.



Bedroom 2



Bedroom 3

Bedroom 4

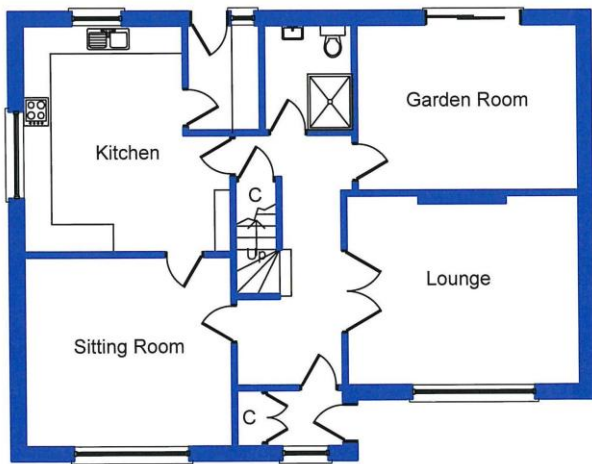
12' 1" x 7' 10" (3.70m x 2.40m)

South facing window overlooking garden ground. Eaves storage cupboard. Electric panel heater.

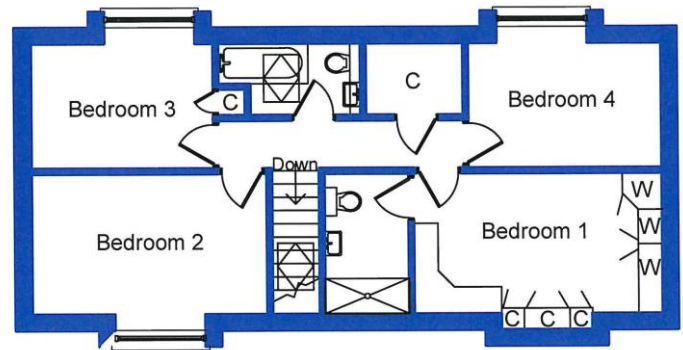
Bathroom

7' 10" x 4' 11" (2.40m x 1.50m)

Fully tiled and fitted with a white suite comprising back to wall WC, counter-top wash-hand basin with storage cupboards below and bath with handheld shower head. Heated ladder style towel rail.



Ground Floor



First Floor

Sketch Plan for illustrative purposes only

Garden

A private gravelled driveway gives access to the property and offers ample off-road parking for several vehicles. North View stands in 0.75 acre of wrap around landscaped garden ground with lawn areas, Monoblock patio's, ornamental trees and flowering borders. Stunning views over the hills and countryside.

OUTBUILDING

Detached brick built with tiled roof garage with garden shed.





SERVICES

Mains supplies of water and electricity. Drainage is to a Septic Tank. Electric heating. EPC = D.

COUNCIL TAX

This property is in Band F.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £450,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.