



***Cragnarget  
7 Cumloden Court  
Minnigaff,  
DG8 6AB***

EPC = G

**A B & A MATTHEWS**  
*Solicitors & Estate Agents*

**PROPERTY OFFICE**

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*and as* **HUNTER & MURRAY**

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- **Spacious detached property situated in popular residential area enjoying unrestricted views over the Penkiln Burn**
- **4 Bedrooms (1 En-suite) and 2 public rooms**
- **Double glazing and gas fired central heating**
- **Requires some upgrading and modernization**
- **Large garden with garage and off-road parking**
- **Offers in the region of £225,000**  
**\*\*PRICE REDUCED\*\***



## **7 Cumloden Court, Minnigaff**

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Attractive detached family home situated in quiet cul-de-sac enjoying unrestricted views over the Penkiln Burn. The property offers spacious accommodation over two floors with four bedrooms and two public rooms. The property would benefit from some upgrading and modernisation, but it does offer double glazing, gas fired central heating and a garage with off road parking.

Accommodation comprises: - Ground Floor - Lounge. Hall. Kitchen. Vestibule. Bedroom with Ensuite. Conservatory. First Floor – Sitting Room. Three bedrooms. Bathroom. Utility Room.

### **GROUND FLOOR ACCOMMODATION**

#### **Hall**

**3.30m x 2.25m**

Built-in understairs storage cupboard. Radiator. Stairs leading to first floor accommodation.

#### **Lounge**

**7.30m x 5.00m**

Open plan lounge and dining area with two west facing windows overlooking the garden, north facing window and patio doors opening out onto a patio area. Feature fireplace with marble hearth and coal effect gas fire. Two radiators.



#### **Kitchen**

**3.90m x 3.00m**

White UPVC glazed door giving access to the garden. South-east facing window. Fitted with a good range of wall and floor units with ample worktops, tiled splashbacks and 1½ bowl stainless steel sink. Built-in appliances include electric hob with extractor hood over, electric oven and integrated dishwasher.



**Bedroom 1 (En-suite)****4.05m x 3.66m**

South facing window. Large free-standing wardrobes shelved and hanging with storage above. Radiator. Access to en-suite shower room.

**Ensuite Shower Room****3.00m x 1.86m**

White suite comprising WC, wash hand basin, wet wall panelled shower cubicle with main water shower. Wall mounted medicine cabinet. Ladder style radiator.

**Vestibule****1.71m x 1.40m**

Access to conservatory.

**Conservatory****3.38m x 2.85m**

Bright and airy conservatory with unrestricted views overlooking the garden and on to the Penkiln Burn. UPVC glazed doors giving access to the garden. Polycarbonate roof.





## **FIRST FLOOR ACCOMODATION**

### **Sitting Room**

**6.15m x 3.68m**

North-east facing patio doors giving access to balcony. Two radiators.



### **Bedroom 2**

**3.00m x 1.94m**

East facing velux window.

### **Bedroom 3**

**3.35m x 3.00m**

South-west facing window, built-in shelved and hanging wardrobes. Radiator.



### **Bedroom 4**

**3.04m x 3.03m**

South-west facing window, built-in shelved and hanging wardrobes housing hot water tank.

**Bathroom****3.00m x 2.00m**

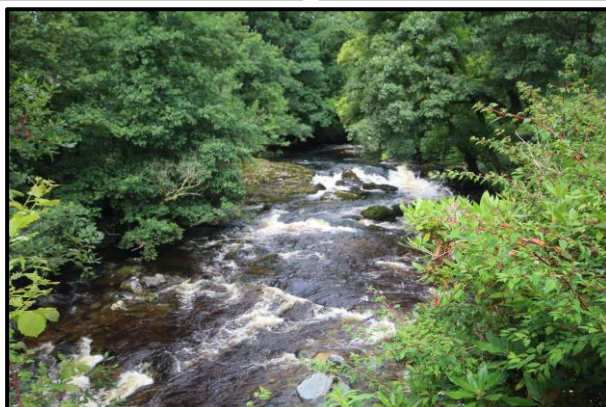
Fitted with coloured suite comprising bath with mains water shower over, WC, and wash hand basin. Partially tiled. Radiator.

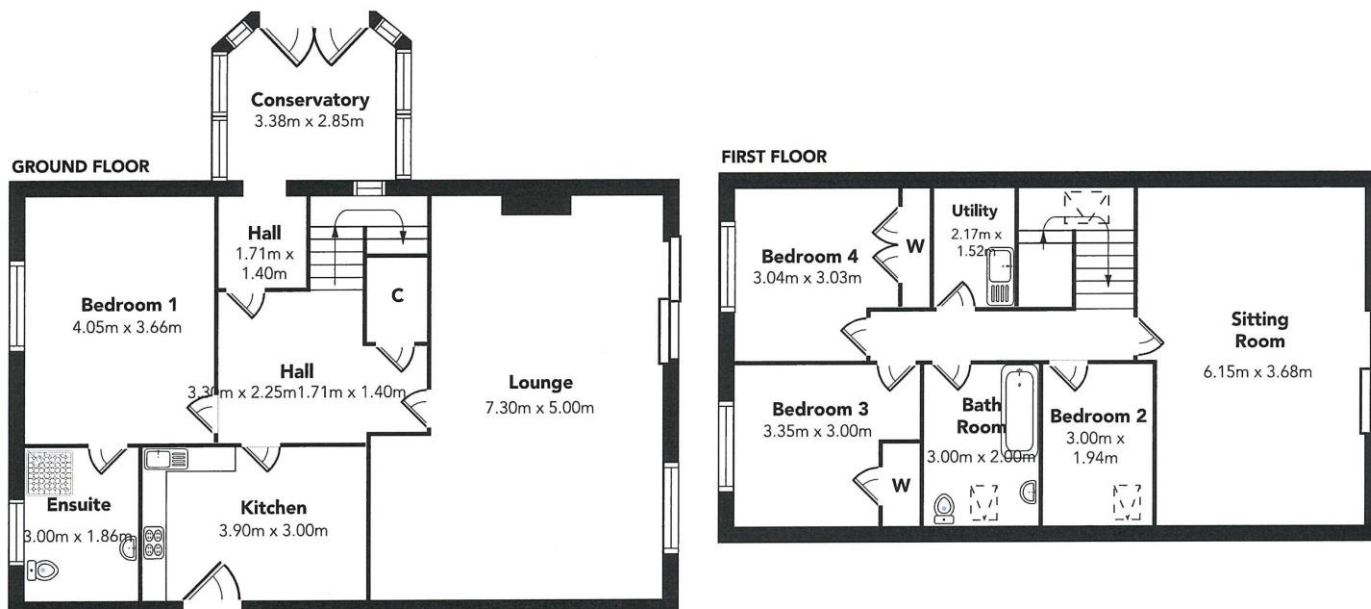
**Utility Room****2.17m x 1.52m**

Sink units with inset single drainer stainless steel sink. Partially tiled splashbacks.

**GARDEN**

The garden is partly laid to lawn for ease of maintenance with gravel surfaced driveway, providing off-road parking. There is a good variety of flower borders and shrubs providing all year-round interest. Paved patio area. Unrestricted views over the Penkiln Burn.





Floorplans are indicative only - not to scale  
Produced by Plushplans

## **GARAGE**

With electric up and over door. Power and electricity laid on.

## **SERVICES**

Mains supply of water and electricity. The property is connected to the mains drainage system. Gas fired central heating. EPC = G

## **COUNCIL TAX**

This property is in Band F.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £225,000 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

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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.