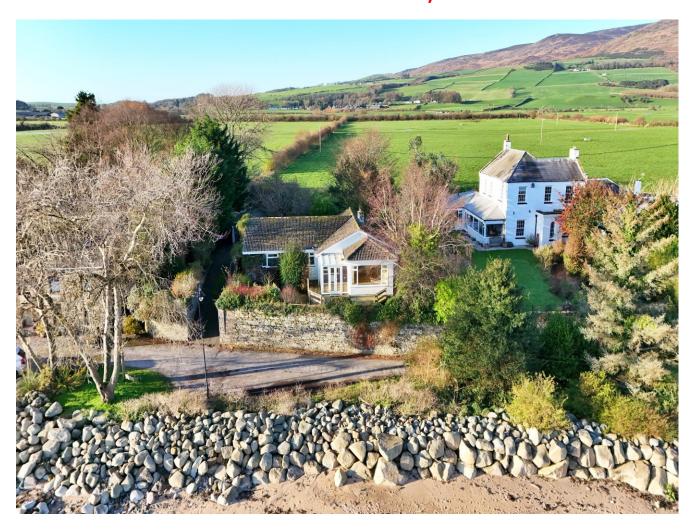


Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

TWO HOOTS, CARSETHORN, DG2 8DS

Offers Over £310,000



Two Hoots is a large detached bungalow situated in a prime position on the sea front at Carsethorn. Benefitting from a private and secluded setting with fabulous, uninterrupted views over the Solway Firth. The living accommodation is beautifully proportioned, providing bright and comfortable living. Situated on a large plot in an elevated position, the gardens wrap around the property offering privacy. A private driveway leads to the rear of the property with a double garage and space for several vehicles. Two Hoots is a highly desirable property in a much sought after location and would make a very comfortable family home or excellent property for those looking for a quieter pace of life by the sea.

Carsethorn is a tranquil and peaceful village consisting of a row of cottages facing out across the Solway Firth. Set in the heart of this beautiful coastal area of Dumfries and Galloway but just 10 miles south of Dumfries affording easy transport links to the rest of the county and beyond. The local beaches are home to millions of sea birds and are frequently visited by pleasure boats and yachts, some of which anchor in the mouth of the burn, north of the old pier. The Steamboat Inn, located just 200 yards away, is an excellent pub and restaurant serving lunches and evening

meals all year-round.

Accommodation comprises:

- Living Room
- Dining Room
- Kitchen
- Sun-Room
- Front Conservatory
- Rear Conservatory
- Three Bedrooms
- Shower Room
- Bathroom
- Secluded garden
- Driveway and garage
- Council Tax Band F
- EPC Rating –D (58)

Conservatory

3.36m x 4.14m (11'0 x 13'6)

Good sized UPVC conservatory overlooking the rear garden; door to side; French doors out to garden; door through to Hallway; tiled flooring.

Hallway

Large L shaped hallway; floor to ceiling storage cupboards with hanging and shelf space; radiator; ceiling lights.

Kitchen

4.68m x 2.68m (15'4 x 8'8)

Well proportioned kitchen with a good range of wall and floor units giving ample storage and preparation space; integrated electric oven; electric hob; plumbed for dishwasher; composite sink and drainer with mixer-tap; two large pantry cupboards one of which houses the boiler; window to rear; ceiling light.

Living Room

7.20m x 3.97m (23'6 x 13'0)

Light and airy living room which is open to the garden room; windows to three sides; large multifuel burner with tiled hearth; radiators; ceiling lights.

Garden Room

3.53m x 3.52m (11'6 x 11'5)

Beautiful garden room with spectacular views over the Solway Firth; picture window to the front; radiator; ceiling light; patio doors through to Conservatory.

Conservatory

2.71m x 2.77m (8'9 x 9'1)

UPVC conservatory overlooking the Solway Firth; French doors out to raised decked area with uninterrupted views over the water; ceiling light.

Dining Room

3.40m x 2.97m (11'2 x 9'7)

Good sized dining room with window to front; sliding doors to Living Room; door out to Hallway; radiator; ceiling light.

Shower Room

1.99m x 1.09m (6'5 x 3'6)

Comprising WC, wash hand basin and shower cubicle with integral shower; wall mounted mirror; wall mounted mirrored cupboard; towel rail; radiator; ceiling light.

Bedroom 1

2.72m x 3.02m (8'9 x 9'9)

Double bedroom with window to front; built in wardrobe; built in shelved cupboard; radiator; ceiling light.

Bedroom 2

4.06m x 2.91m (13'3 x 9'5)

Large double bedroom with window to rear; built in double wardrobe with hanging and shelf space; ceiling light; radiator.

Bedroom 3

2.91m x 2.24m (9'5 x 7'3)

Double bedroom with window to rear; built in shelved cupboard; radiator; ceiling light.

Bathroom

2.59m x 1.66m (8'5 x 5'4)

Comprising WC, wash hand basin set in vanity unit and bath with overhead integral shower. Window to rear; radiator; ceiling light.

Outside

Private driveway from the public road leads around to the rear of the property; graveled area allowing parking for several vehicles; double garage with storage area; wooden garden shed; fishpond; mature shrubs and trees. There is a lawned area with a raised decked area with spectacular views to the front.

Services: Mains electricity, water and drainage. Oil fired central heating boiler.

Postcode: DG2 8DS Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Available from One Survey using postcode DG2 8DS

OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.













