



Lloret, Auldgirth, Dumfries, DG2 0XW and 5 Acre Wood

Offers over £370,000

Stunning and unusual large bungalow situated on the outskirts of Auldgirth by the banks of the River Nith.

The property offers spacious living accommodation having four double bedrooms with ensuites, large back garden, Pool with changing room facilities, mature orchard, double garage with usable attic space and a large workshop. Approx 26 acres of woodland stretching along the riverbank. Auldgirth is a Village on the A76 and is on a main bus route. Local amenities, Primary and Secondary Schools available just 20 minutes' drive to Dumfries or Thornhill. Barburgh Mill is the historic site of a woollen mill and an ancient Roman fortlet. Property has been freshly decorated and carpeted, but does require an element of renovation.

ENTRANCE – 1.22M X 1.19M

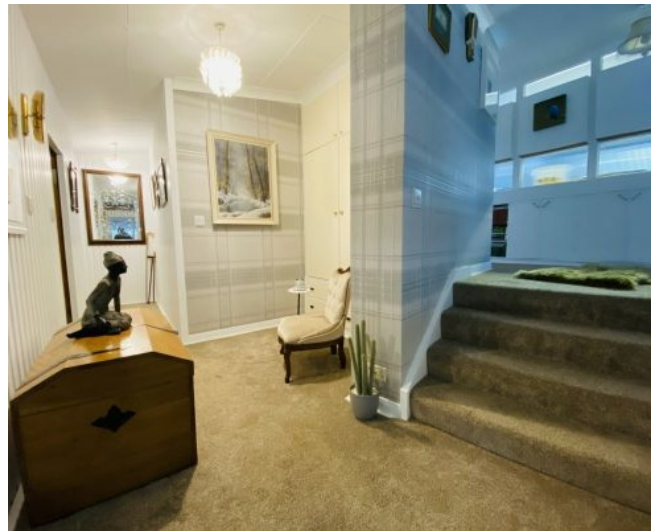
Wooden panels, wooden door with decorative glass insert, light fitting

HALL – 2.36M X 4.33M

New fitted carpet, storage cupboards, light fitting, steps to upper level

TOILET – 1.34M X 2.94M

WC and Wash Hand Basin, ample storage with sliding mirror doors, tiled and wooden panelled walls, UPVC double glazed opaque window,



STUDY – 5.33M X 6.05M

Radiator, light fitting, UPVC double glazed window looking out onto the orchard, new fitted carpet, wood panelling to one wall

LIVING ROOM – 5.33M X 6.05M

New Fitted carpet, feature fire place, sandstone surround with marble hearth, UPVC double glazed sliding patio doors going out to the pool, spot lighting, radiator, steps up to the open plan dining room

DINING ROOM – 3.09M X 5.26M

New fitted carpet, wood panelling, UPVC double glazed window looking onto the back garden and river, chandelier light fitting, wall mounted up lighting, radiator

CONSERVATORY- 4.62M X 3.91M

UPVC double glazed windows, carpeted floors patio doors out to the pool, opaque single pane window looking into the living room, Centre light fitting with fan, radiator



KITCHEN- 4.62M X 3.91M

Ample wall mounted and floor units, work surfaces, strip lighting, integrated electric oven and grill, hob and extractor hood, vinyl flooring, UPVC double glazed window looking out onto sun porch and countryside beyond the back garden, sliding wooden door to utility

UTILITY – 2.16M X 3.78M

Opaque back door to sun porch, UPVC double glazed window to side of property, centre light fitting, plumbing for washing machine and or dishwasher. Floor and wall mounted units

HALL

Storage/airing cupboards, carpeted flooring, radiator wall mounted lights

BEDROOM 1 – 2.89M – 4.85M

Steps from door down into bedroom, carpeted flooring, UPVC double glazed window to front of property door leading into the **ENSUITE – 2.64M X 1.83M** cream bathroom suite, vinyl flooring, electric shower

BEDROOM 2 – 5.16 – 3.45M

Built in wardrobe with drawers, carpeted flooring, Centre light fitting, wall mounted mirror, radiator, UPVC double glazed window to back of property, shutter doors to **ENSUITE -3.14M X 2.05M** vinyl flooring, bathroom suite with electric shower



BEDROOM 3 – 3.76M X 6.74M

Steps down into bedroom carpeted flooring, built in wardrobes and drawers, UPVC double glazed window to front of property with window seat, radiator, door leading into **ENSUITE – 1.91M X 2.93M** bathroom suite with electric shower and tiled walls

BEDROOM 4 – 2.81M X 4.45M

Carpeted flooring, Centre light fitting, radiator, wall mounted lighting UPVC double glazed window to back of property door leading into **ENSUITE – 1.93M X 3.45M** bathroom suite with separate corner electric shower cubicle

OUTSIDE

To the front of the property, you have a double garage with electric doors and usable attic space, orchard with mature trees, going through the orchard there is a large workshop, conservatory, wooden bridge leading into 5 Acre Wood which is over 26 acres of woodland going along the river bank with developed paths and seating areas. To the back of the property there is pool with changing room and hot tub area with views across the river and the vast countryside, sun porch and looking out onto large lawn garden with wash lines and bedding areas and mature trees and bushes. Pool will require renovation.



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2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.







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