



37 George Street, Dumfries, DG1 1EB

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20 Barclay Mill Road, Rockcliffe, Dalbeattie

3 Bedrooms | Offers over £275,000

Lovely three bedroom detached house on good-sized plot situated in tranquil and picturesque area. The property was built to a high specification and boasts panoramic views to front and rear and offers excellent living accommodation as well as spacious outside front vehicle parking area. Viewing of this property is highly recommended.

Open plan Living/Dining/Kitchen, Utility Room, Downstairs WC, Three Bedrooms (one with En-Suite), Bathroom, Double Garage and Garden to front and rear.

EPC- D

General Information

The property is located in the popular tourist village of Rockcliffe on the Solway Coast. The property sits in a quiet cul-de-sac.

This property comprises Open plan Living/Dining/Kitchen Areas, Utility Room, Downstairs WC, Three Bedrooms (one with En-Suite), Bathroom, Double Garage and Gardens to front and rear. The property benefits from:-

- Double glazed windows
- Lovely features
- Good-sized plot
- Spacious accommodation
- Panoramic coastal and countryside views.

Accommodation

Hardwood front door with patterned glass diamond panel leads into Entrance Hallway.

Entrance Hallway

Feature spiral staircase in spacious hallway. Built in cloaks cupboard. Central heating radiator. Tiled floor. Inset ceiling spotlighting. Circular wood effect PVC double-glazed window. Central heating thermostat. Security alarm pad. Doors to Utility Room, Bedroom One and Garage.

Utility Room

Tiled floor. Wood fronted floor unit with worksurface area and stainless steel sink with single drainer and mixer tap. Tiled splash back. Central heating radiator. Two double electric sockets. Xpelair. Door to Downstairs WC.

Downstairs WC

Wood effect PVC double-glazed patterned glass window with display sill and roller blind. WC and wash hand basin with tiled splash back. Central heating radiator. Tiled floor. Xpelair.

Bedroom One

Wood effect PVC double-glazed window with display sill. Central heating radiator. Telephone socket and three double electric sockets.

First floor Accommodation

Landing

Three picture skylight Velux windows with beautiful open outlook to Solway Coast. Inset ceiling spotlights. Central heating radiator. Double electric socket. Glass panels looking into Kitchen Area. Steps lead down to small Hallway with Bedrooms and Bathroom off. Glass panelled door into open Living/Dining/Kitchen Areas.

Living/Dining/Kitchen Areas

Bright, neutral and spacious open plan area with light wood laminate flooring throughout.

Living/Dining Area

Open fireplace with solid wood mantel and marble hearth and surround. Picture Skylight Velux windows and Velux windows with panoramic views to front. These windows open up and has step leading out to Balcony with wrought iron railing. Further Skylight Velux windows and Velux windows to rear with country outlook. Two central heating radiators. Music surround sound system. Inset ceiling spotlights. TV aerial socket, telephone socket and seven double electric sockets.

Kitchen Area

Wood fronted floor units with granite worksurface area. Stainless steel sink. Synergie built in oven. Belling electric hob. Chimney style extractor fan. Tiled kitchen splash backs. Matching breakfast bar with granite worksurface, under cupboard and wine rack. Two Velux windows. Glass windows adjacent to landing skylight windows extend open outlook. Four double and one single electric sockets. Cooker switch.

Small Hallway

Central heating radiator. Double electric socket. Inset ceiling spotlighting. Hatch to roof space. Doors to Two Bedrooms and Bathroom.

Master Bedroom with En-Suite Shower Room

Master Bedroom

Wood effect PVC double-glazed windows with display sills and lovely open views. Central heating radiator. Telephone socket and three double electric sockets. Two built in wardrobes with hanging rails and top shelves. TV aerial. Door to En-Suite.

En-Suite

Bathroom suite comprising WC, circular wash hand basin on self-standing unit with glass shelf and mixer tap. Corner shower with curved glass shower screen and Respetex tiling. Inset ceiling spotlighting. Tiled floor. Wood effect PVC double-glazed window with display sill and roller. Xpelair. Wall mounted towel rail/radiator.

Bathroom

Bathroom suite comprising WC, circular sink in self-standing unit with glass shelf and mixer tap. Tiled splash back. Oval shaped Jacuzzi bath with tiled surround and splash backs. Inset ceiling spotlighting. Wood effect PVC double-glazed patterned glass window with display sill and roller blind. Xpelair.

Bedroom Three

Central heating radiator. Three double electric sockets. Two built in wardrobes with hanging rails and top shelves. Wood effect PVC double-glazed French Doors with vertical blinds leading out to decked garden area.

Double Garage

Two up and over electric garage doors. Wood effect PVC double-glazed windows to rear. Worcester oil central heating boiler. Electric meter and fuse box. Security light switches. Alarm pad. Water tap. Striplights and power.

Exterior

Large driveway to front with ample parking. Raised grass area and chipped pathway that surrounds the house. Attractive stone wall boundaries.

To the rear a south facing deck area. Grass area. Oil tank. Fence with countryside beyond.

Services

The property has mains electricity, water and drainage. Oil central heating. The telephone line may be taken over subject to British Telecom Regulations.

Council Tax – Band F

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.



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