



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

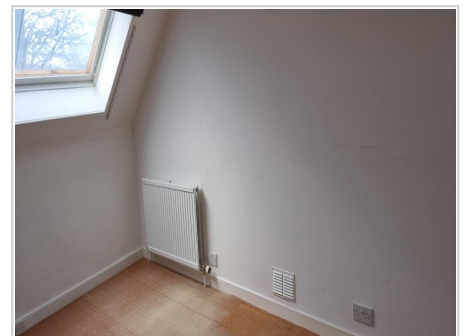
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Orrig,  
Carsphairn,  
Castle Douglas,  
Dumfries And Galloway.  
DG7 3TQ

£500 Monthly \*



- Three double bedrooms
- Modern fitted kitchen
- Oil fired central heating
- Enclosed back garden with open views
- Double glazed throughout
- Conservatory

Ref: PRA10859

## Viewing Instructions: Strictly By Appointment Only

### General Description

We bring to the market this three bedroom mid terrace property, with a modern fitted kitchen and appliances, living room, dining room and conservatory with access to the enclosed rear garden with open views. The property is fully double glazed throughout, has oil fired central heating, with ample on street parking and walking distance from the village shop, tea room, and is situated on an active bus route.

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### Accommodation

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#### Hallway (16' 6" x 4' 0") or (5.04m x 1.22m)

Entry to the property is through a modern two glazed UPVC door, which immediately brings you into the hallway with access to the staircase, living room, kitchen, bathroom and dining room.

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#### Kitchen (13' 3" x 8' 8") or (4.03m x 2.64m)

The modern fitted spacious kitchen has an integrated fridge, washing machine, and dishwasher, with a built in oven and halogen hob. There is ample countertop, cupboards, and drawers space with a built in bottle rack. Two fluorescent strip lights fitted to the ceiling, and views into garden and Glenkens hills beyond, finished with vinyl flooring. There is also access into the rear vestibule, which can then take you into the rear garden.

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#### Living Room (12' 10" x 13' 8") or (3.90m x 4.16m)

Welcoming cosy living room with ceiling lights, double glazing windows, providing natural daylight, with blinds fitted providing privacy. There is a fire place that is no longer in use, a radiator, six power sockets and carpet throughout.

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#### Dining Room (9' 11" x 10' 9") or (3.02m x 3.27m)

The spacious dining room area is accessed via the hallway, and could be used as a second living room or playroom, with double doors to allow access into the conservatory. The room has a pendant ceiling light, radiator, four power sockets, and finished with carpet throughout.

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#### Conservatory (11' 11" x 7' 10") or (3.63m x 2.39m)

Conservatory, with beautiful views out into the rear garden with double glazed windows, and polycarbonate roof to allow for ample daylight and blinds fitted for privacy. There are large double doors for access into the garden with vinyl flooring throughout.

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#### Bathroom (7' 6" x 5' 11") or (2.29m x 1.81m)

Bathroom with an electric triton shower within a shower cab, W/C, pedestal hand basin, ceiling light, privacy glass window, radiator, and vinyl flooring.

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## Bedroom 1 (10' 8" x 9' 6") or (3.25m x 2.90m)

The first bedroom is on the ground floor and can be accessed from the hallway. The room has one double glazing window with street view, a former fire place, radiator, and the fuse and distribution board neatly compacted into a cupboard space, with shelving, and carpet throughout.

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## Rear Vestibule (4' 1" x 5' 4") or (1.24m x 1.63m)

To the rear of the property, there is a vestibule which can be accessed from the kitchen and has access into the rear garden. This area would be ideal for storage, and is finished with vinyl flooring.

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## Store (3' 5" x 5' 0") or (1.05m x 1.52m)

To the rear of the property, there is an attached storage area, finished with vinyl flooring.

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## Stairs to First Floor

To access bedroom two and three, there are stairs to the first floor.

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## Landing

The first floor landing consists of two sets of cupboard space, and access to bedroom two and three.

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## Bedroom 2 (16' 4" x 10' 0") or (4.98m x 3.04m)

The second bedroom is the room on your left upstairs, it is a spacious area with natural daylight provided by the front double glazing window facing onto the street, and the velux roof window facing the rear garden. The room is finished with a radiator, four power sockets and carpeted throughout.

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## Bedroom 3 (14' 8" x 9' 9") or (4.48m x 2.96m)

Bedroom three is located on your right at the top of the stairs. Like bedroom two it offers natural daylight from a front double glazed window facing onto the street, and one velux roof window facing out to the rear garden. Finished with a radiator, four power points, and carpet.

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## Services

Mains electricity, mains drainage, mains water, oil fired central heating

EPC Rating:23

## Council Tax

Band C

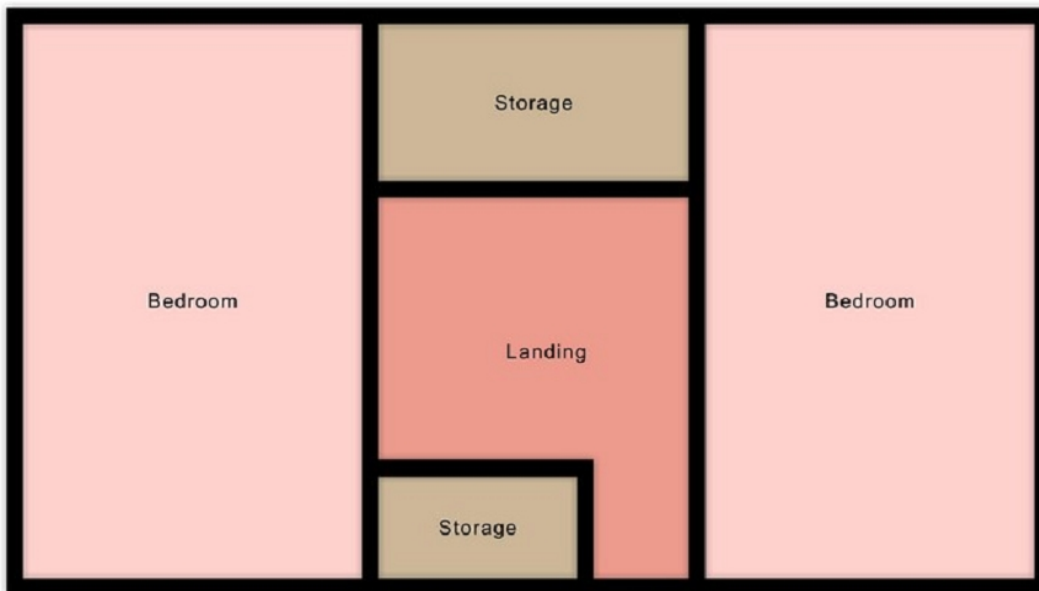
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# Directions

The property is situated 25 miles from Castle Douglas, head North along the A713, after passing through Saint Johns Town of Dalry, head a further 10 miles North to Carsphairn, as you enter Carsphairn, property is located 500m on your left hand side, second property after the shop.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

