



Mill Dam, Springholm, Castle Douglas, DG7 3LP
6 Bedrooms | Guide Price £400,000

PROPERTY DESCRIPTION

We are delighted to bring to the market this 6 bedroom detached family home situated in the charming village of Springholm. This bespoke property boasts a well-designed layout offering spacious and comfortable accommodation with 6 bedrooms (3 en-suite), bright and spacious open plan lounge/dining room, modern fitted kitchen, luxurious family bathroom, utility room, games room, integral double garage and workshop (with wc). In addition, the extensive garden grounds are beautifully presented and low maintenance providing a range of areas of interest to enjoy this lovely outdoor space. The property benefits from a driveway to the front and an integral double garage/workshop at the rear providing off-street parking for several vehicles. Located in the village of Springholm and near the thriving and popular community of Castle Douglas (approx. 5.8 miles) which boasts artisan shops, restaurants, golf course, post office, bank, cafes, Castle Douglas High School. In addition, the town of Dumfries (approx. 14 miles) is easily accessible and offers a range of amenities and transport links north and south. This property would be perfect for a range of purchasers and viewing is highly recommended to appreciate all this property and setting has to offer.

Accommodation

Ground Floor: Entrance Hall, Lounge, Snooker/Bedroom, Dining Area, Kitchen, Three Bedrooms, Two En-Suite Shower Rooms, Bathroom. **First Floor:** Landing, Three Bedrooms, En-Suite Shower Room, Shower Room.

Outside Large Driveway, Garden front & rear. Double garage/workshop with

WC. Log st 14 Castle Street | Dumfries | DG1 1DR | DX 580664 • T: 01387 266 250 | F: 01387 257 950 • www.ggmw.co.uk

KEY FEATURES

- Large plot set in a highly sought after location
- Double garage with workshop, log storage and WC
- Off-street parking and the front and rear, fully enclosed with gate
- 6 Bedrooms (3 with En-Suite)
- Modern kitchen with high quality appliances
- Utility/Boot Room
- Clearview stove
- Low maintenance front and rear garden

GGM&W



Accommodation

Entrance Hall 7.86m x 3.96m Double glazed composite entrance door with double glazed side panel. Bamboo laminate flooring. Broadband/phone point. Heating thermostats. Stairs to first floor. x2 Storage cupboards. Radiators. Ceiling lights.



Ground Floor: Lounge 6.38m x 4.32m Double glazed windows with fitted blinds and curtains. Bamboo laminate flooring. Log burning stove. Tv point. Radiators. Ceiling lights.

Dining Area 3.96m x 2.67m Double glazed patio doors to rear garden. Bamboo laminate flooring. Radiator. Ceiling lights.

Kitchen 3.80m x 3.78m Double glazed windows with fitted roller blind. Range of fitted base and wall units with ample worktop surfaces. Stainless steel sink and drainer. Belling range cooker with extractor hood above. Worcester gas combi boiler. Dishwasher. Smoke alarm. Radiator. Ceiling lights.

Utility Room 3.71m x 2.07m Double glazed composite entrance door. Space for washing machine and tumble dryer. Stainless steel sink. Consumer unit. Coat hooks. Radiator. Ceiling lights.

Snooker Room/Bedroom 8.55m x 5.26m Double glazed windows with fitted curtains. Bamboo laminate flooring. Radiators. Ceiling lights.

Bedroom One 3.83m x 3.41m Double glazed windows with fitted curtains. Fitted carpet. Fitted wardrobes. Tv point. Radiator. Ceiling light.

Bedroom Two 3.87m x 3.56m Double glazed windows with fitted curtains. Fitted carpet. Fitted wardrobes. Radiator. Ceiling light.

Wet Room 2.43m x 1.96m Double glazed window. Tiled walls. Mains powered shower. Grab rails and seat. Wet room flooring. Shower curtain. Mirror. Wc. Wash hand basin. Shaving point and light. Radiator. Ceiling lights.

Bedroom Three 5.07m x 3.82m Double glazed windows. Fitted carpet. Tv point. Radiator. Ceiling lights. **En-Suite 2.34m x 1.12m** Walk-in shower (mains powered). Mirror. Wc. Wash hand basin. Shaving point and light. Radiator. Ceiling lights.

Family Bathroom 3.73m x 2.40m Double glazed window. Corner shower cubicle (Mira powered shower). Bath. Mirror. Wc. Wash hand basin. Shaving point and light. Towel rail. Wall mounted unit. Bidet. Radiator. Ceiling lights.

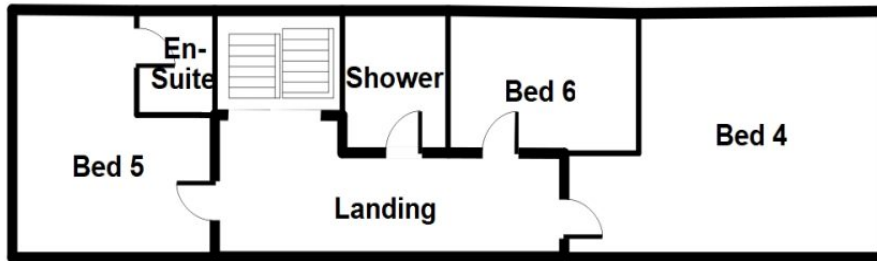
First Floor: Bedroom

Four 5.38m x 4.86m

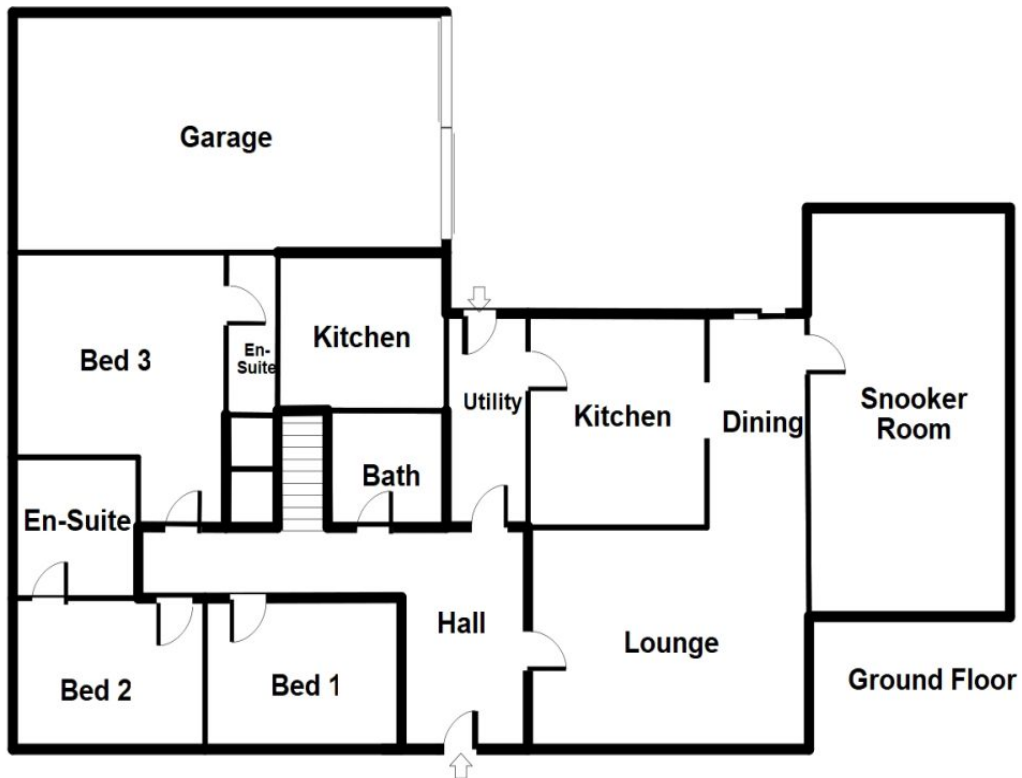
Double glazed Velux window. Fitted carpet. Radiator. Ceiling light.



FLOOR PLANS



First Floor



(for illustration purposes only)