



6 Curlew Close

Curlew Close, Whauphill, Newton Stewart, Dumfries and Galloway, DG8 9NN

Galbraith

6 Curlew Close is a fine example of a property being offered in true turn key condition.



2 reception rooms. 4 bedrooms
Beautifully presented adaptable property
Attractive yet easy maintained garden to front and rear
Garage & Workshop
Village/Rural location
'Turn Key' condition

Offers Over £280,000

Description

6 Curlew Close is presented in immaculate condition and offers spacious accommodation over a split ground level, with adaptability within to suit the specific needs of the buyers with specific regard to bedroom/reception room layout. Of timber frame construction under a tiled roof, the current owners have run a programme of improvements since they purchased about 9 years prior. A welcoming hallway provides immediate access to the fourth bedroom with large front facing window. Continuing through leads to the charming living room, with a large window to the rear garden, an open fire for those cooler winter evenings and doors through to a sunroom. The sunroom is currently utilised as a dining room and has French doors providing access directly to the rear garden.

Moving through the property the modern fitted breakfast kitchen provides an attractive room with ample space for table and chairs. With a range of fitted floor and wall units, integrated oven & hob and ample under counter space for appliances. The sink and draining board is situated in front of a large window with views to the rear garden and countryside beyond. Door opens to the utility room with further fitted units, space for a washing machine and housing the Worcester Bosch Boiler, fuelling the Oil Central Heating. A door provides direct access to the rear garden.

The bedrooms to this side of the property are well proportioned and all offer fitted wardrobe space. The master bedroom is a delightful room with a large front facing window and a modern fitted shower en-suite. The modern fitted family bathroom with large corner bath completes the accommodation offering.

6 Curlew Close is Immaculately presented inside and out providing a deceptively spacious and adaptable home in an appealing rural edge of village location.



External

ACCOMMODATION

Ground Floor (split level):

Entrance Hallway. Bedroom. Living Room. Sun Room/Dining. Breakfast Kitchen. Utility Room. Master Bedroom with En-Suite Shower Room. Bedroom. Bathroom. Bedroom.

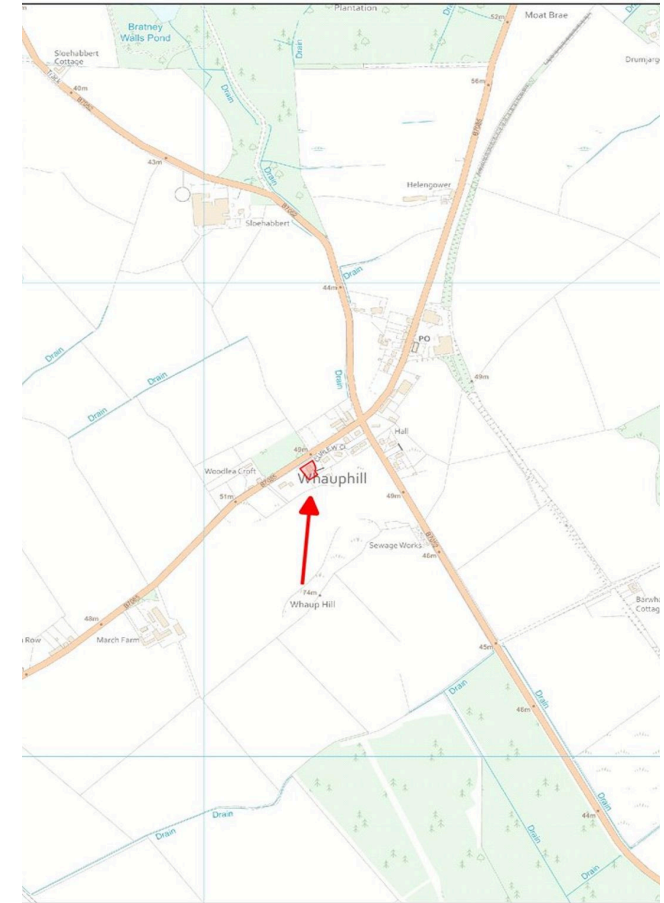
OUTBUILDINGS

Garage (7.6m x 3.4m) & Workshop (6.1 x 4.6) with front covered area. Both have electric, with electric door to front of garage.

GARDEN

To the front an area of lawn with some mature shrubs, a large, gravelled parking area provides parking for several vehicles. Paved pathway leads directly to front door. To the rear a beautiful, raised feature pond with lawn and a separate area of astro grass with paved area, providing a peaceful spot to relax and unwind. Access directly from the sunroom or from the utility room to the garden together with gate from the front driveway. A wooden gate provides further access to the side of the property if required. Fully enclosed.





IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 13/02/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

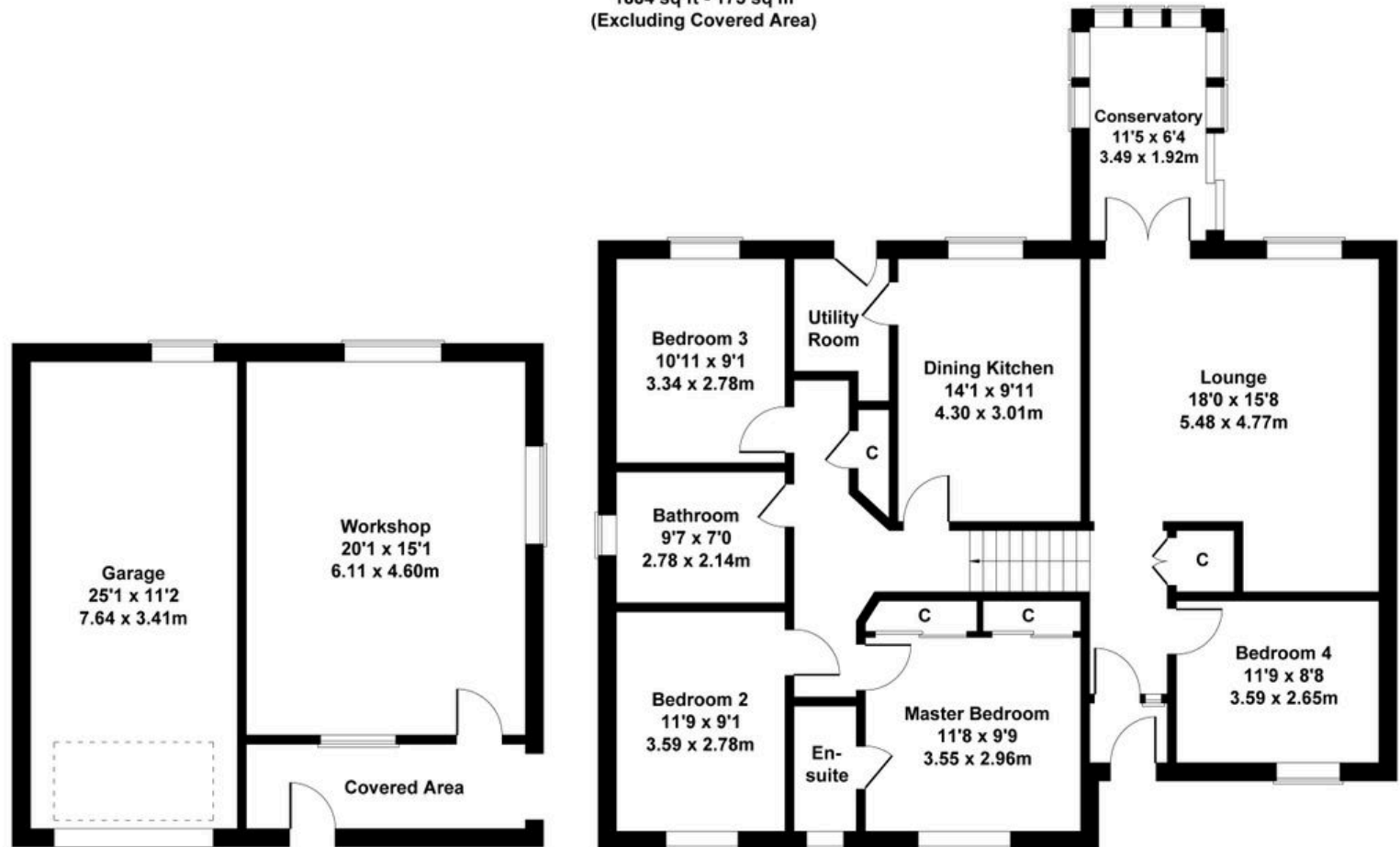
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Plans

Total Area: 175 SQ M

6 Curlew Close

Approximate Gross Internal Area
1884 sq ft - 175 sq m
(Excluding Covered Area)



GARAGE

GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as

Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com



Listing

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Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

E

EPC

D58



Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Oil Central Heating

Internet

Fibre to the Premises



Additional Information

Split level - Entrance Hall, Living Room, Sun Room & 1 bedroom on lower ground level.

Kitchen, Utility, bathroom & 3 bedrooms (one en suite) on upper ground level.



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