

# 23 Longacre Road

CASTLE DOUGLAS, DUMFRIES AND GALLOWAY, DG7 3EF



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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We are delighted to introduce to the market this stylish and impressive four-bedroom detached family villa. This is a superb and very adaptable home, which provides substantial accommodation and living space for any growing family. Beautifully nestled in a popular area known for its neighbourly spirit, the property is offered to the market in immaculate condition and benefits from a superb conservatory.

The accommodation consists of a welcoming vestibule with a handy wc/cloakroom off the hallway. Leading through viewers will enter a modern well-appointed kitchen/diner. This lovely hub of the family home benefits from an extensive range of fitted units with a gas hob, electric oven, integrated fridge freezer and space for the freestanding washing machine and dishwasher. It's the perfect place for any chef to serve up a marvellous meal.

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## Dining Room







The bright and airy conservatory is a relaxing place to sit at the end of a long day, whilst the dining room offers a perfect space for the family to get together around the table at mealtimes. The relaxing Bay windowed lounge contains a feature fireplace and offers flexibility for various furniture layouts.







## The Kitchen









The family bathroom is fresh and bright, with a white suite, chrome radiator and an electric shower over the Bath. There are four good-sized bedrooms within this lovely home, all have plenty of room for free-standing furniture, and two have built-in wardrobes. The large master bedroom as you would expect has a beautiful en-suite with a standalone shower cubicle with an electric shower.







**Bedroom 1**











**Bedroom 2**







**Bedroom 3**



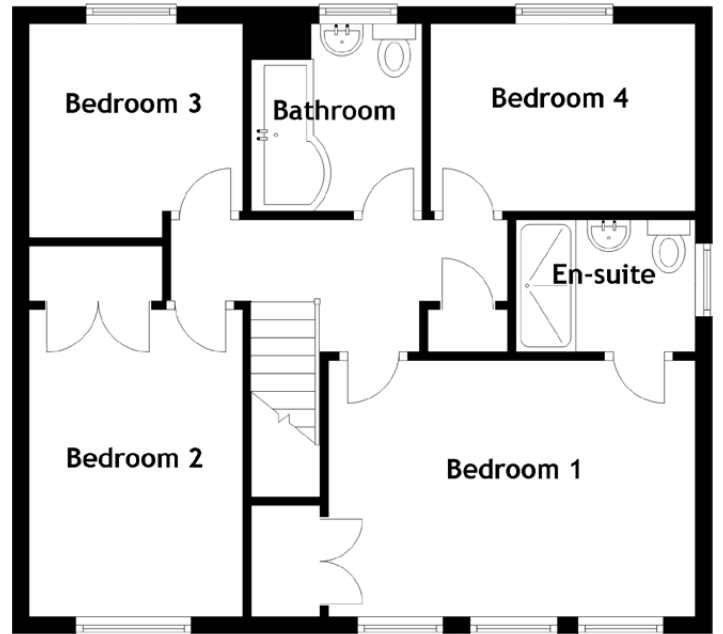
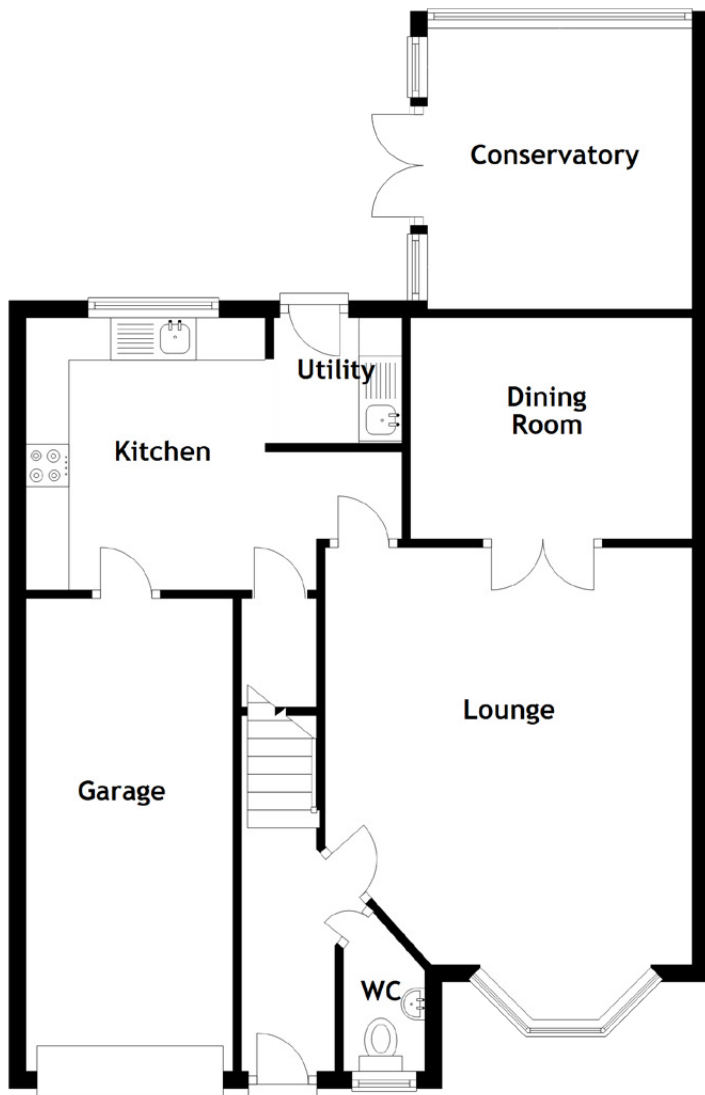




**Bedroom 4**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.30m (14'1")	Bedroom 4	3.10m (10'2") x 2.19m (7'2")
Kitchen	4.40m (14'5") x 3.20m (10'6")	Bathroom	2.19m (7'2") x 2.00m (6'7")
Dining Room	3.30m (10'10") x 2.60m (8'6")	En-suite	2.10m (6'11") x 1.55m (5'1")
Conservatory	3.29m (10'10") x 3.10m (10'2")	Gross internal floor area (m <sup>2</sup> ): 129m <sup>2</sup>	
Utility	1.50m (4'11") x 1.48m (4'10")	EPC Rating: C	
Bedroom 1	4.30m (14'1") x 3.00m (9'10")	Buyer's Premium Value: £3240	
Bedroom 2	3.60m (11'10") x 2.65m (8'8")		
Bedroom 3	2.50m (8'3") x 2.50m (8'3")		





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The home is kept warm, comfortable and secure via the double glazing and gas central heating. The back garden is low maintenance and both pet and child-friendly with a sun patio area offering the perfect spot to relax on sunnier days.

The outdoor space is complemented by off-street parking to the front aspect, with a two/three car mono-blocked driveway. The property is completed by an integrated garage which is ideal for car enthusiasts or someone who likes to tinker with a hobby.

Some properties tick all the boxes and this is certainly one of them. Early viewing is strongly advised for anyone seeking a stunning home, in a great location with all the hard work already done. This property is subject to a Buyers Premium payable by the successful purchaser.

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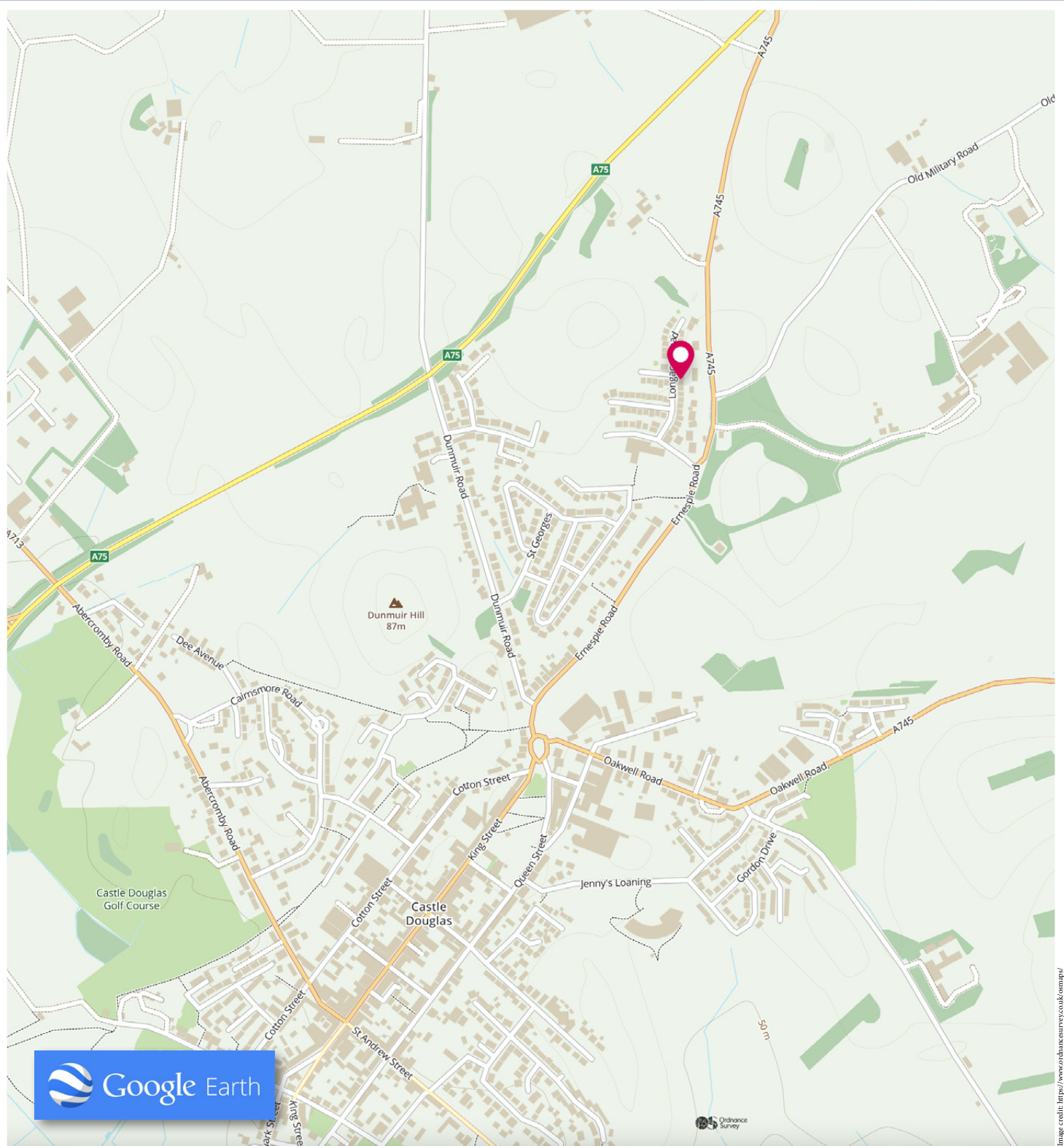
This particular corner of Scotland has, in recent years, become increasingly popular with commuters from across the Central Belt as all major roads can be easily accessed, including the newly-built M74. Further, the railway station at Dumfries offers an easy train ride into the city with frequent transport available. In total, both Glasgow and Edinburgh can be reached within two hours of the town and holds huge appeal for those who are seeking an escape from the busy city life.

Dumfries and Galloway, as well as the surrounding areas in the South West of Scotland take advantage of the unspoilt countryside with a huge range of outdoor activities on offer. The hill ranges at Galloway are nearby and are renowned for excellent walking, used by many amateur and professional groups. The area boasts excellent facilities for mountain biking on interesting cycle routes, meant for a range of capabilities through Galloway Forest Parks that attracts families of all ages, all year around. The surrounding countryside has become increasingly popular for leisurely past times such as numerous water sports at Loch Ken, shooting and specialist trout or salmon fishing, attracting tourism and investment to the area. Like many locations throughout Scotland, Dumfries and Galloway have also capitalised on the stunning landscape to create such established courses as Castle Douglas, which is in close proximity.









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