



256 King Street, Castle Douglas, DG7 1HA

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“Well presented, traditional, semi-detached cottage convenient for the town’s amenities”

Ground Floor

- + Open plan Lounge and Dining Kitchen
- + 2 Bedrooms (1 with Dressing Room)
- + Shower Room

Outside

- + Front Garden

EPC Rating D



LOCATION

The property is located at the bottom end of King Street and close to Lochside Park and Carlingwark Loch. Castle Douglas is a popular market town with a good range of individual shops, supermarkets, primary and secondary schools, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

DESCRIPTION

Well presented, traditional, semi-detached cottage situated convenient for the town's amenities. The property provides ground floor accommodation with well proportioned rooms in good decorative order with modern fitted kitchen and shower room. There are two bedrooms, one of which has an adjoining dressing room. It has UPVC double glazing and gas central heating.

The outside space at the front of the property is laid to decking providing an attractive seating area.

ACCOMMODATION

Ground Floor

Entrance Hall

Part obscure glazed UPVC external front door; laminate flooring; coving; radiator; doors to lounge/dining room, inner hall and bedroom 2.

Open plan Lounge and Dining Kitchen

Spacious open plan room separated by an archway with large front facing window; modern natural wood fitted wall and floor units with a 1½ bowl stainless steel sink unit, drainer and a complementing black stone effect worktop; tiled splash-back; electric cooker point with stainless steel chimney extractor hood above; space for fridge freezer and washing machine; Alpha gas central heating boiler; coving; vinyl flooring.

Attractively finished room. Shelved recess; electric fire; laminate flooring; two wall lights; television aerial connection; natural wood finishes; telephone point; door (unused) to the inner hall; radiator.

Inner Hall

Laminate flooring; access hatch to insulated roof space with light; smoke alarm; door to lounge (unused); doors to shower room and bedroom 1.

Bedroom 1

Television aerial connection; radiator; doorway to the dressing room.

Dressing Room

Velux roof window; radiator.

Shower Room

Velux roof window; modern white suite of w.c. with concealed cistern and wash-hand basin in vanity unit with white gloss fronted cupboards and drawers; corner shower cabinet with

mains shower and a waterproof wall panel surround; part tiling to walls; two downlights and two spot lights; radiator.

Bedroom 2

Windows on 2 sides; solid wood flooring; television aerial connection; radiator,

OUTSIDE

Garden

The small front garden area comprises a pathway to the entrance with decking areas on either side with flower borders, bounded by a wall with decorative iron fence and gate. Outside water tap.

VIEWING

By appointment with the Selling Agents on 01556 503744.

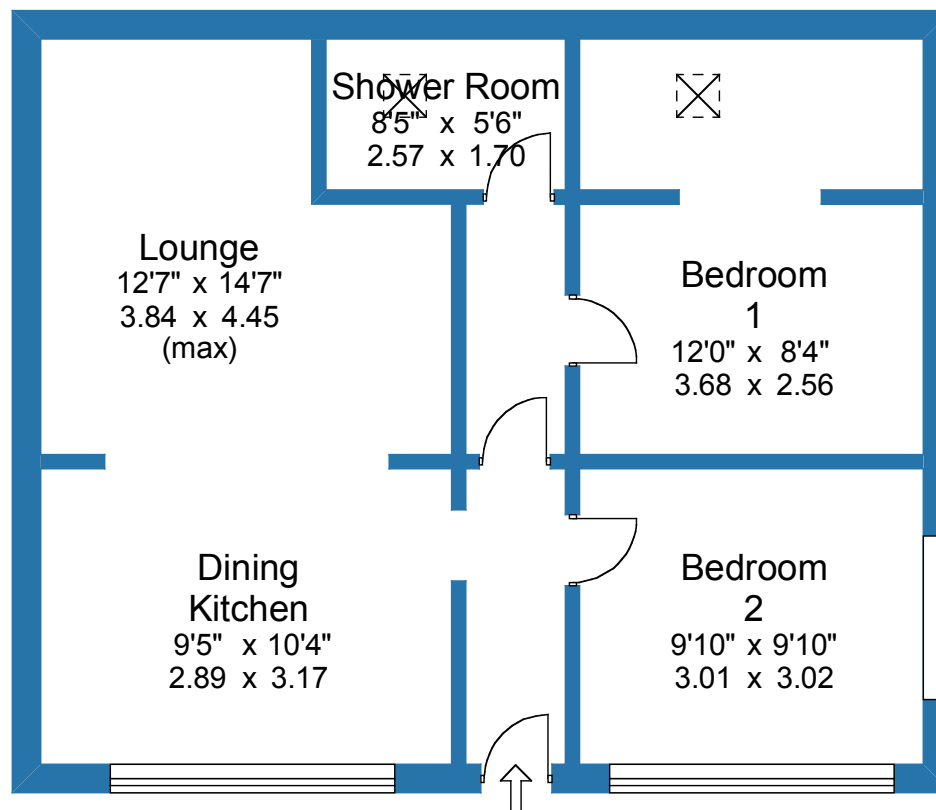
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

27 St Cuthbert Street
Kirkcudbright
DG6 4DJ
01557 330539

135 Irish Street
Dumfries
DG1 2NT
01387 255351

33 High Street
Dalbeattie
DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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