



36 Cotton Street, Castle Douglas, DG7 1AH

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“Well presented, traditional, end terraced property with sizeable rear garden”

Ground Floor

- + Open plan Lounge and Dining Room
- + Kitchen
- + Rear Porch

First Floor

- + 2 Double Bedrooms
- + Shower Room

Outside

- + Rear Garden
- + Outhouse

EPC Rating F



LOCATION

The property is conveniently located for the town's amenities. Castle Douglas is a popular market town with a good range of independent shops, supermarkets, primary and secondary schools, park with loch, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

DESCRIPTION

Well presented, traditional, end terraced property with a sizeable rear garden. The property enjoys well proportioned, light filled rooms in good decorative order with modern fitted kitchen and shower room. It has UPVC double glazing and gas central heating.

The high ceilinged hallway gives access to the spacious open plan lounge and dining room and the modern fitted kitchen with adjoining porch is located at the rear. Upstairs, there are two good sized double bedrooms served by a modern bright shower room.

Outside, a brick built outhouse adjoins the kitchen. The rear garden is laid mainly to grass with a paved seating area and raised vegetable/flower beds.

ACCOMMODATION

Ground Floor

Vestibule

UPVC external front door with window above; meters and fuse box; laminate flooring; glass inner door and window above to hall.

Hall

Staircase to the first floor; doors to both the lounge and dining areas; obscure glass door to the kitchen; laminate flooring; smoke alarm; central heating thermostat; radiator.

Open Plan Lounge and Dining Room

Spacious, light, high ceilinged open plan lounge and dining room separated by a central archway. Windows to both the front and rear; television aerial connection; coving; smoke alarm; fitted carpet; radiator.

Kitchen

Window to the side; modern white gloss fitted wall and floor units with a complementing black worktop and a white tiled splash-back; space for under counter fridge and freezer; built-in stainless steel electric cooker with extractor hood above; under stair storage cupboard with light; smoke alarm; access hatch; laminate flooring; radiator; UPVC external door to the rear porch.

Rear Porch

UPVC double glazed on two sides with a glazed roof and part glazed UPVC external door to the rear garden; tiled flooring; radiator.

First Floor

First Floor Landing

The staircase with traditional wooden balustrade, lit by a Velux roof window, leads to the first floor landing; fitted cupboard storing a Worcester gas central heating boiler; carbon monoxide alarm; fitted carpet.

Bedroom 1

Double bedroom with window to the front; part coomb ceiled; fitted carpet; radiator.

Bedroom 2

Double bedroom with window to the rear; part coomb ceiled; fitted carpet; radiator.

Shower Room

Bright room with Velux roof window; part coomb ceiled; white suite of w.c. and wash-hand basin with a tiled splash-back; large shower cabinet with Triton shower and waterproof wall panelled surround; extractor fan; access hatch; wall mounted fan heater; radiator rail.

OUTSIDE

Rear Garden

A gravelled area at the rear of the property gives access to the adjoining outhouse. A pedestrian gate gives access to a shared pathway which continues alongside the property and on to Cotton Street.

The sizeable rear garden comprises a paved seating area with a lawn area beyond and raised flower and vegetable beds. The garden is bounded by wooden fencing on three sides.

Outhouse

Adjoins the main house. Brick built with a slate roof; electric and water.

VIEWING

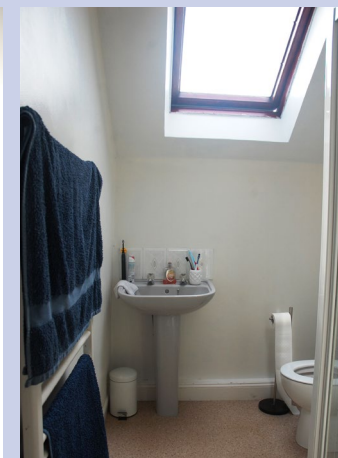
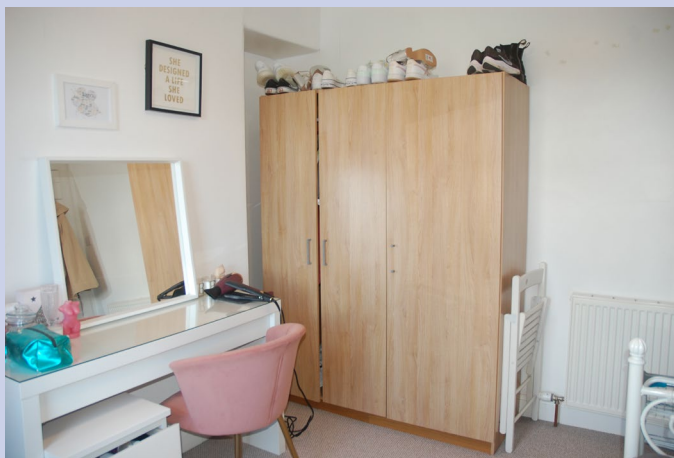
By appointment with the Selling Agents on 01556 504038.

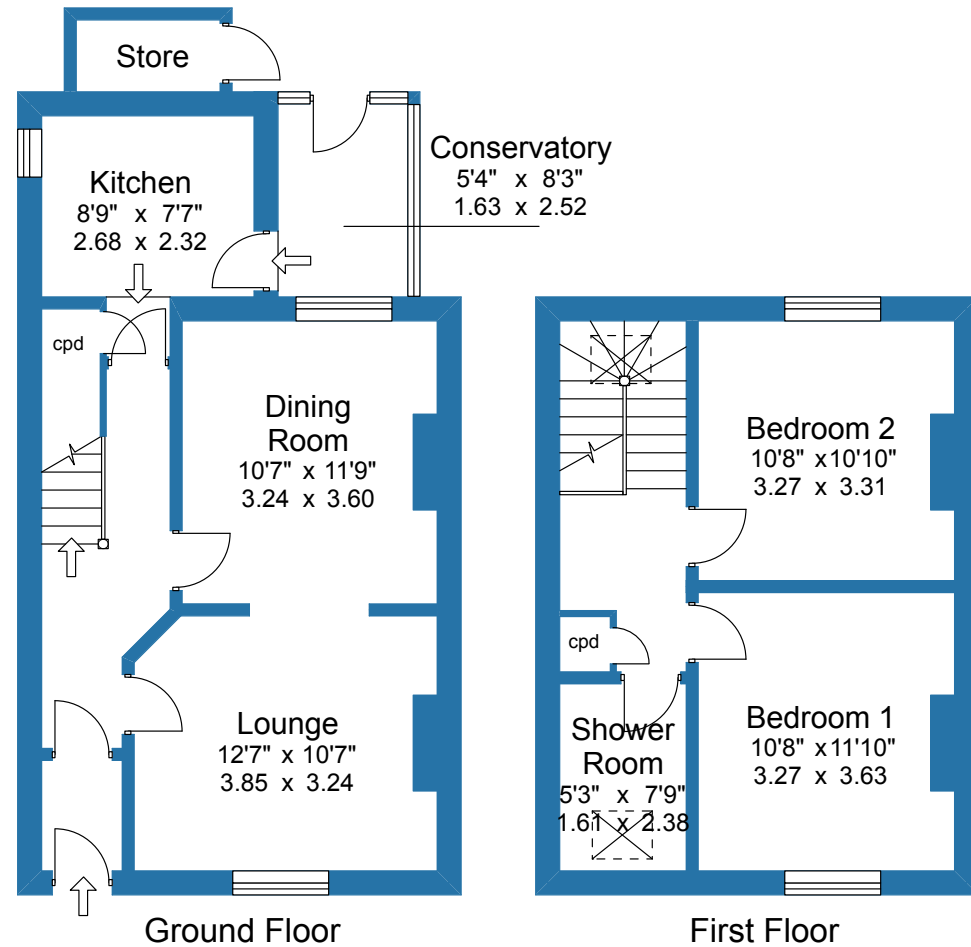
HOME REPORT

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.



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Castle Douglas
DG7 1NA
01556 503744

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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