



**19 King Street, Castle Douglas, DG7 1AA**

**GG&B**  
PROPERTIES

# 19 King Street, Castle Douglas, DG7 1AA

“Well positioned family home overlooking the park to the front with a residential development opportunity”

## Ground Floor

- + Vestibule
- + Hallway
- + Residential Development opportunity

## First Floor

- + Bathroom
- + Kitchen
- + Sitting Room
- + Open plan Lounge/Dining Room

## Second Floor

- + 3 Double Bedrooms

## Outside

- + Shared rear garden

EPC Rating E

Council Tax Band C



## LOCATION

The property is ideally situated at the top end of the main street of this popular market town, overlooking the park to the front. Castle Douglas is renowned for its independent and family owned shops and benefits from Primary and Secondary schools, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

## DESCRIPTION

A terraced maisonette family home, comprising two public rooms and three double bedrooms located on the first and second floor. The accommodation has bright, high ceilinged rooms with views to the front across the park and views to the rear, across the town and the hills beyond. The property has UPVC double glazing and gas central heating throughout. Furthermore, a change of use has been obtained to convert the ground floor into a residential dwelling presently comprising of two large rooms, two W.C. compartments and a large kitchen to the rear

Outside, there is an attractive shared rear garden with grass drying area, flower borders and a paved seating area.

## ACCOMMODATION

### Ground Floor

#### Vestibule

Glazed external front door opens into vestibule; part glazed inner door to left and part obscure glass inner door to Hallway; cornicing; meters.

#### Hallway

Ornate wooden carpeted staircase to First Floor; understair shelved storage cupboard; sliding door to the development opportunity; radiator; thermostat; smoke alarm; fitted carpet.

#### Mid Landing

The staircase separates at a Mid Landing and to the right it leads to the Bathroom, Kitchen and Sitting Room. The staircase to the left leads to the Lounge/Dining Room and staircase to the Second Floor.

### First Floor

#### First Floor Landing

With doors to Shower Room and Kitchen; Hive heating controls.

#### Shower Room

Obscure glazed window to side; white suite comprising shower over bath with tiled surround and glass screen, W.C. and wash-hand basin with tiled splash-back and fitted wall mirror above; tiled flooring; radiator.

#### Kitchen

Window to side; range of fitted wall and floor units including corner open shelved units, stainless steel sink unit and drainer, gas hob and double Technik electric oven; white tiled splash-back; space and plumbing for washing machine; space for under counter fridge; under cabinet lighting; lino flooring; new gas central heating boiler; Hive heating box; door to Sitting Room.

#### Sitting Room

High ceilinged, light room enjoying a double aspect and views across town and the hills beyond, with three windows; fireplace with ornate wooden mantle and marble hearth currently with electric fire in front; two fitted double storage cupboards with further storage cupboards above; radiator; shelving; fitted carpet.

#### First Floor Landing

Staircase to the Second Floor; door to Lounge/Dining Room; understair storage cupboard.

#### Open Plan Lounge/Dining Room

Attractive, bright L-shaped room with two windows to the front overlooking the park and window to the rear also with open views; gas fire with ornate wooden mantle; television aerial connection; wall lights; cornicing; two radiators; fitted carpet.

#### Second Floor

The staircase is lit by a skylight roof window and leads to the Second Floor Landing where there are doors to 3 double bedrooms; radiator; smoke alarm.

#### Bedroom 1

Spacious room with rear facing windows and views across town and the hills beyond; built-in double storage cupboard; door to large eaves storage cupboard; radiator; fitted carpet.

#### Bedroom 2

Attractive, bright room at the front of the property with large Velux roof window; part coomb ceiled; modern fitted wardrobes with white sliding doors and some open shelving; two doors to eaves storage cupboards; radiator; fitted carpet.

#### Bedroom 3

Window to rear with open views; built-in double wardrobe with hanging space and shelving; radiator; fitted carpet.

### Ground Floor Development Opportunity

#### Change of Use

A grant for Change of Use from a Hot Food Takeaway to form flatted dwelling house at ground floor level has been obtained. More information regarding the planning application can be found at [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning) quoting the reference number: 21/0438/FUL.

#### Please Note

The ground floor has a separate supply for gas and electric from the rest of the premises.

#### Room 1

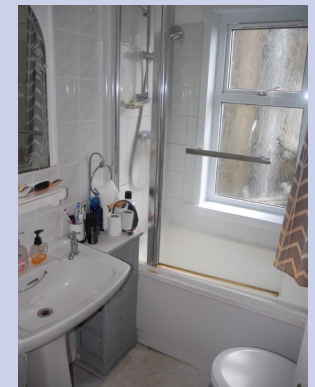
Large window to King Street; stainless steel sink and drainer; shelving; wooden cupboard with fuse box; cornicing; window to rear; glazed inner door to middle section; sliding door to hallway; non slip flooring.

#### Room 2

Excellent space with window to side; UPVC French doors to rear garden; serving hatch to kitchen; half height wood panelling to walls; doors to two W.C. Compartments; door to Kitchen; xpelair extractor fan; wooden flooring.

#### Kitchen

Good sized, bright kitchen with large window to rear; two stainless steel sink units with drainers; fitted wall and floor units; tiled floor part glazed wooden external door to an external covered staircase leading to the rear garden.





## OUTSIDE

### Shared Rear Garden

An external covered staircase gives access to an attractive shared rear garden comprising a lawn area with flower borders and a paved seating area; outside tap and light. 2 x wooden garden sheds; access to cellar /storage area.

### VIEWING

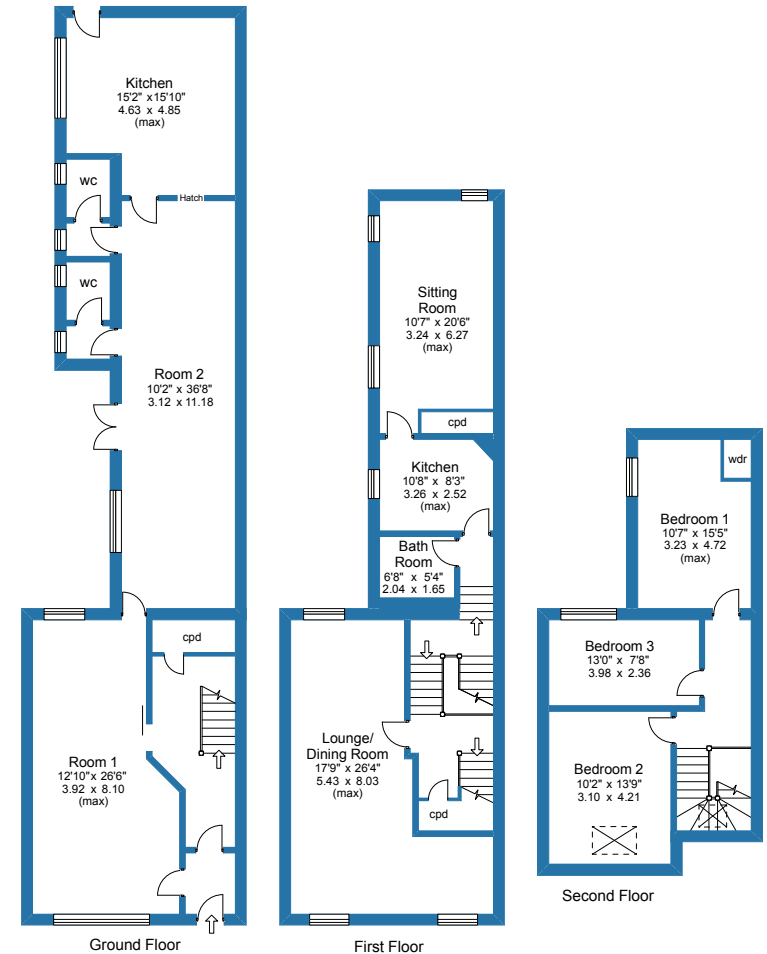
By appointment with the Selling Agents on 01556 503744.

### HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto [www.onesurvey.org](http://www.onesurvey.org).

### OFFERS

Offers 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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01556 503744

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Dalbeattie  
DG5 4AD  
01556 611247



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