



**3 The Buchan, Castle Douglas, DG7 1TH**

# 3 The Buchan, Castle Douglas, DG7 1TH

Offers over £120,000

“Attractively located 2 bedroom cottage requiring refurbishment, on the edge of town with beautiful loch views”

## Ground Floor

- + Sitting Room
- + Open plan Dining Kitchen
- + Bedroom
- + Rear Porch

## First Floor

- + Bedroom
- + Bathroom

## Outside

- + Rear garden

EPC E



## LOCATION

The property is within a row of six cottages located on the edge of town opposite to Carlingwark Loch with open fields at the rear. 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

Charming, traditional, stone built, terraced cottage with rear garden attractively located on the edge of town with beautiful loch views. The property comprises on the ground floor, a cosy sitting room, with fantastic loch views, which leads to an open plan dining area and small kitchen at the rear. An adjoining rear porch provides access to the rear garden and a double rear facing bedroom completes the ground floor accommodation. On the first floor, bedroom 1 enjoys the wonderful views to the front and there is a rear facing bathroom. The property has double glazing and gas central heating and would benefit from refurbishment throughout.

## ACCOMMODATION

### Ground Floor

#### Vestibule

Part obscure single glazed wooden external front door; fitted cupboards with meters and fuse box; staircase to the first floor with small under stair storage cupboard; telephone point; natural wood finishes; smoke alarm; central heating thermostat; cork tiled flooring; radiator; traditional natural wooden door to the sitting room.

#### Sitting Room

Large front facing window with beautiful views towards Carlingwark Loch; natural wooden fire-place with tiled hearth and surround housing a gas fire; natural wood finishes and fitted storage shelves; television aerial point; carbon monoxide alarm; smoke alarm; fitted carpet; radiator; obscure glazed sliding door to the dining kitchen.

### Open Plan Dining Kitchen

#### Dining Area

Single glazed window to the rear porch; solid natural wood fitted wall and floor units incorporating a tiled worktop and under unit lighting; natural wood finishes including a natural wood display recess with light; spot lights; cork tiled flooring; electric heater; opening through to the kitchen area.

#### Kitchen Area

Small single glazed window to the rear; solid natural wood fitted floor and wall units incorporating stainless steel sink unit and drainer and a formica worktop; electric cooker point with an extractor hood above; tiled splash-back to walls; access hatch to the roof space; shelved storage alcove; central heating control; cork tiled flooring; part obscure glazed door to the rear porch.

#### Rear Porch

Stainless steel sink unit and drainer; Gloworm gas central heating boiler; concrete floor; radiator rail; part obscure glazed external door to the rear garden.

### Bedroom 2

Double bedroom with UPVC window to the rear; natural wood fitted bedroom furniture comprising two double wardrobes, dressing table unit with light and storage cupboard above, fitted bed unit and bed side table; natural wood finishes; fitted carpet; radiator; natural wooden door to the entrance hall.

### First Floor

#### First Floor Landing

Narrow staircase with natural wood balustrade and banister to the first floor landing; fitted display shelf; small skylight window; storage recess with shelf and curtain over; smoke alarm; fitted carpet; doors to bedroom 1 and bathroom.

#### Bedroom 1

Double bedroom with large double glazed window to the front providing wonderful open views towards Carlingwark Loch; coomb ceiled; fitted carpet; radiator.

### Bathroom

UPVC obscure glazed window to the rear; white suite of bath with Triton electric shower over and tiled splash-back, w.c. and wash-hand basin; radiator.

## OUTSIDE

### Garden

There are gravelled borders on each side of the front entrance to the property and access over the front tarmac area.

At the rear of the property, there is access to a bin storage area with outside light and outside water tap. A shared passageway alongside the property leads to the front.

Steps lead to a grass pathway which continues up to the far end area of garden ground which backs on to open fields and enjoys fantastic views Carlingwark Loch. The garden is laid to grass with some small shrubs and trees, vegetable plots (presently overgrown) and a wooden garden shed.

The property owns a one sixth share of a piece of ground across the road from the property, next to Carlingwark Loch.

## VIEWING

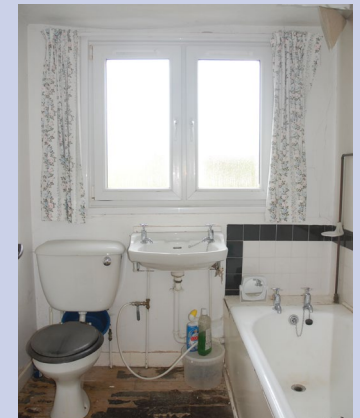
By appointment with the Selling Agents on 01556 503744.

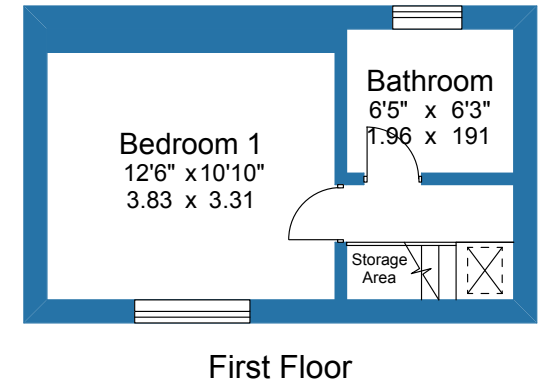
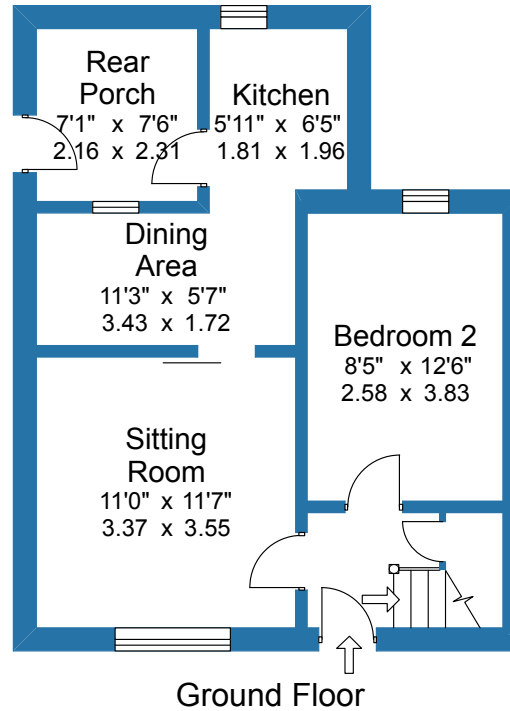
## HOME REPORT

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](http://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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01556 503744

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DG5 4AD  
01556 611247



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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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