



1 Rowena Place, Castle Douglas, DG7 1HB

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“End of terrace two bedroom
cottage set in courtyard setting
within the heart of the thriving
market town of Castle Douglas”

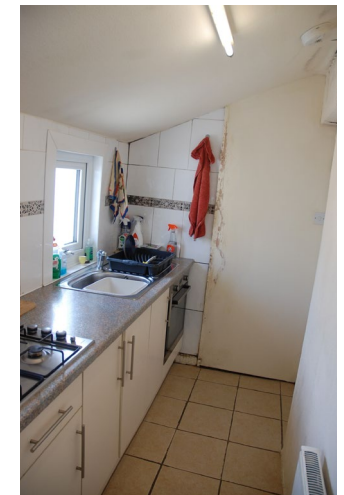
Ground Floor

- + Lounge
- + Kitchen
- + 2 Bedrooms
- + Shower Room

Outside

- + Shared Courtyard

EPC Rating D



LOCATION

1 Rowena Place is located near the bottom of King Street close to Carlingwark Loch and Lochside Park and convenient for the town's amenities. Castle Douglas, also known as 'The Food Town' is a popular market town with a wide range of independent cafes, restaurants and shops as well as supermarkets, both primary and secondary schools, theatre, churches, cottage hospital, swimming pool, golf course and health centre.

DESCRIPTION

End of terrace two bedroom bungalow set in a shared courtyard setting close to local amenities. The property enjoys light filled rooms with UPVC double glazing and gas central heating throughout.

A bright entrance vestibule gives access to the shower room and the lounge on the right. The light filled lounge gives access to the kitchen at the front of the property and also to the inner hall which leads to the two bedrooms.

ACCOMMODATION

Ground Floor

Entrance Vestibule

UPVC part obscure glazed external door opens into the entrance vestibule; window to side; sliding door to shower room; obscure glazed door to lounge; meters and fuse box; radiator; fitted carpet.

Lounge

Large window to side overlooking courtyard area; doors to kitchen and inner hall; feature wooden fireplace presently closed off; television connection point; coving; carbon monoxide alarm; Satchwell thermostat; hot water and heating controls; radiator; fitted carpet.

Kitchen

Galley kitchen with 3 obscure glazed windows to the front of the property; range of cream coloured floor units with complementing worktops; tiles to one wall; Lamona stainless steel sink, drainer and mixer tap; Lamona 4 ring hob; integrated Lamona oven; space and plumbing for under counter washing machine; space for under counter fridge; Alpha boiler; coomb ceiling; radiator; smoke alarm; tiled floor.

Inner Hall

Large window to side overlooking courtyard; doors to bedroom 1 and 2; smoke alarm; radiator; fitted carpet.

Bedroom 1

Double bedroom lit by Velux roof window; integrated cupboard with shelving; radiator; fitted carpet.

Bedroom 2

Double bedroom with window to the side; hatch to attic; radiator; fitted carpet.

Shower Room

Suite comprising W.C., corner wash hand basin and Mira mains corner shower cubicle with glass sliding doors; waterproof wall panelling to walls; obscure window to side; extractor fan; radiator; tiled floor.

OUTSIDE

Garden

The property is accessed via a metal gate from King Street and is also used by the two neighbouring properties that make up Rowena Place; paved path to front door; outside light; shared courtyard area laid to gravel with drying lines and communal bin area.

VIEWING

By appointment with the Selling Agents on 01556 504038.

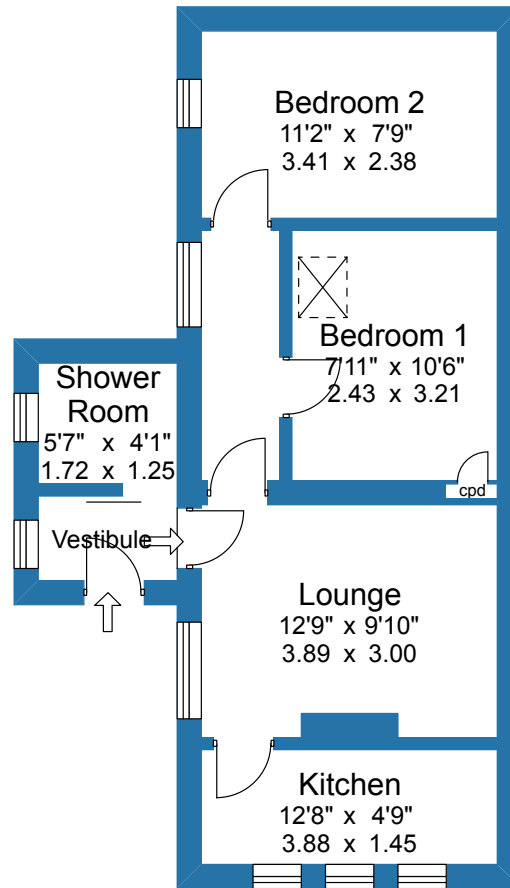
HOME REPORT

A home report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

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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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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