



40 Robb Place, Castle Douglas, DG7 1 LW

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Offers over £240,000

“Well presented, detached family home with garage and parking, set within sizeable gardens”

Ground Floor

- + Lounge
- + Dining Room
- + Kitchen
- + Rear Porch
- + W.C. Compartment

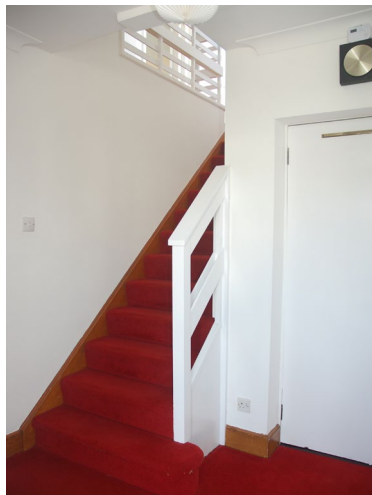
First Floor

- + 3 Bedrooms
- + Bathroom

Outside

- + Garden
- + Garage
- + Garden Shed

EPC Rating D



LOCATION

The property is located in an established, private, residential area in the north of Castle Douglas, convenient for Castle Douglas High School and a large supermarket. 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, detached family home with garage and parking set, within sizeable gardens.

The accommodation is light filled and spaciouly laid out over two floors and comprises two reception rooms, modern fitted kitchen, extensive rear porch and w.c. compartment on the ground floor. Upstairs, there are three bedrooms (two double and one single), each with built-in wardrobes, served by a modern fitted family bathroom. It is in good decorative order throughout with UPVC double glazing, gas central heating and a wood burner in the lounge.

Externally, there are two vehicles accesses to the parking area and garage and areas of lawn on both sides of the property.

ACCOMMODATION

Ground Floor

Entrance Porch

Fully UPVC double glazed and accessed by external glazed storm doors; tiled flooring; wooden internal door to hall with obscure glazed side screen and window above.

Hall

Light filled hall with staircase to the first floor; cloaks recess with fitted wall mirror and coat hooks; central heating control; telephone point; coving; natural wood skirtings; fitted carpet; radiator; doors to lounge and w.c. compartment.

W.C. Compartment

White suite of w.c. and wash-hand basin with a tiled splash-back and fitted wall mirror; extractor fan; coat hooks; Alarm Systems control pad; tiled flooring; chrome radiator rail.

Lounge

Spacious, light room with large window to the front and fitted bookcase under; tiled fire-place with wood burning stove; coving; carbon monoxide detector; natural wood skirtings; fitted carpet; radiator; doorway with obscure glazed side screens to the dining room.

Dining Room

Bright room with a side facing window; coving; natural wood skirtings; radiator; door through to the kitchen.

Kitchen

Another bright room with window to the rear; white wooden fitted wall and floor units incorporating stainless steel sink unit and drainer with a complementing black stone effect worktop and a tiled splash-back; built-in stainless steel Stoves gas hob and oven under with extractor hood above; space for free standing fridge freezer; further worktop area with floor unit, space and plumbing for washing machine and dishwasher; storage recess area with three fitted shelves, radiator and central heating control; downlighting; vinyl flooring; door to the rear vestibule.

Rear Vestibule

Coat hooks; vinyl flooring; glazed door and side screen to the rear porch.

Rear Porch

Extensive rear porch with four rear facings windows; part glazed UPVC external door to the garden with two side windows; Perspex roof; two wall lights; tiled flooring; window to the garage; radiator; door to garage.

First Floor

First Floor Landing

Carpeted staircase with white painted wooden banister; side facing window; smoke detector; access hatch to roof space; airing cupboard with hot water cylinder and shelf above; doors to the 3 bedrooms and bathroom.

Bedroom 1

Double bedroom with window to the front; built-in double wardrobe with hanging space and shelf above; natural wood skirtings; fitted carpet; radiator.

Bedroom 2

Double bedroom with window to the side; built-in double wardrobe with hanging space and shelf above; natural wood skirtings; fitted carpet; radiator.

Bedroom 3

Single bedroom with window to the side; fitted wardrobe with hanging space and shelf above; natural wood skirtings; fitted carpet; radiator.

Bathroom

Obscure glazed window; modern white suite of shower bath with Triton shower and screen over, w.c. and wash-hand basin; fully tiled walls; extractor fan; white laminate flooring; downlights; chrome radiator rail.

OUTSIDE

Garden

The front garden is laid to gravel with flower/shrub borders and bounded by walling. There are two vehicle accesses, one of which is a paved driveway to the garage.

The gravelled area extends to the right side of the property with a good sized lawn area beyond and flower/shrub borders. The left side of the garden also comprises a strip of gravel, area of grass and bounded by walling.

The rear garden area is laid to paving and gravel with a wooden garden shed, outside water tap and a wood store.

Garage

Attached, single garage with up and over vehicle access door and windows above; meters and fuse box; Worcester gas central heating boiler; cupboard with deep porcelain sink unit; concrete floor; power and light.

VIEWING

By appointment with the Selling Agents on 01556 503744.

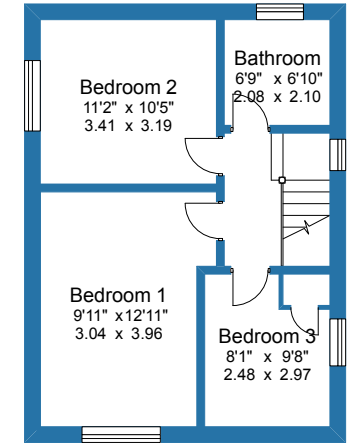
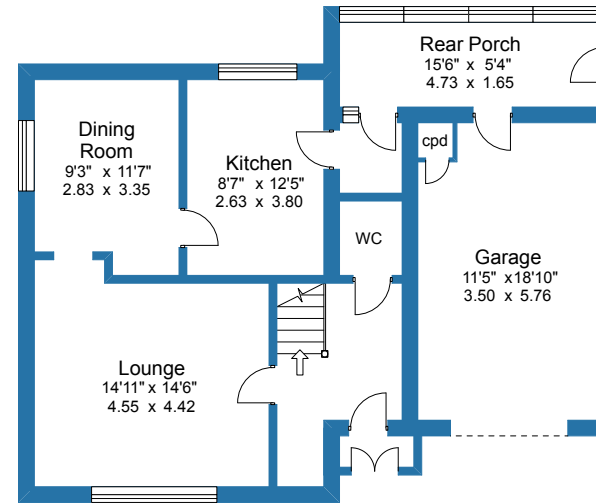
HOME REPORT

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.



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Castle Douglas
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01556 503744

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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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