



40 St. Andrew Street, Castle Douglas, DG7 1EL

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Offers over £145,000

“Well presented, 3 bedroom,
semi-detached property with rear
garden and off street parking”

Ground Floor

- + Lounge
- + Kitchen
- + 2 Bedrooms
- + Bathroom

First Floor

- + 3rd Bedroom

Outside

- + Garden
- + Off Street Parking
- + Garden Shed
- + Summerhouse

EPC Rating D



LOCATION

The property is centrally situated and convenient for the town's amenities. Castle Douglas is a popular market town with a good range of independent shops, primary and secondary schools, park with loch, churches, theatre, swimming pool and all other facilities commensurate with a town of its size. It is also well placed for making the most of the beautiful Galloway countryside.

DESCRIPTION

Well presented, semi-detached property with rear garden and off street parking situated convenient for the town's amenities.

The property enjoys spaciouly laid out, well proportioned rooms in good decorative order comprising a spacious lounge with open staircase leading to bedroom 1, attractive modern fitted kitchen, modern fitted bathroom and two ground floor bedrooms. It has double glazing and gas central heating.

Outside, a driveway at the side gives access to a parking area, private lawn and seating area with summerhouse. Two neighbouring properties have a right of way over the driveway in order to access their own rear garden areas.

ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed UPVC external front door; laminate wood flooring; fitted cupboard storing meters and fuse box; traditional cornicing; doors to the two ground floor bedrooms and opening through to the lounge.

Bedroom 2

Window to the front with deep sill; laminate wood flooring; recessed wardrobe with hanging space; coving; radiator.

Bedroom 3

Window to front with deep sill; laminate flooring; shelved recess; coving; radiator.

Lounge

Attractive, spacious room with open staircase to the first floor bedroom; window to side with deep sill; stone built fire-place housing living flame gas fire with a wooden mantel extended to include television and display shelving; wood flooring; coving; smoke alarm; two radiators; glazed door to Kitchen.

Kitchen

Two rear facing windows; modern cream coloured fitted wall and floor units which include a glass fronted unit and incorporate sink unit and drainer with a black marble effect worktop; space for freestanding fridge freezer; integrated dishwasher and washing machine; stainless steel double electric oven and chimney extractor above; wooden lining boards to walls; tiled flooring; radiator; glass paned door to the rear hall.

Rear Hall

Built-in broom cupboard storing gas central heating boiler; tiled flooring; radiator; door to bathroom; UPVC external door to the rear garden with glass insert.

Bathroom

Part obscure glazed window to rear; white suite of bath with Triton electric shower over, tiled surround and glazed screen, w.c. and wash-hand basin; extractor fan; tiled flooring; radiator.

First Floor

Traditional wooden staircase with exposed wooden treads and wooden balustrade which opens into the first floor bedroom; Velux roof window.

Bedroom 1

Attractive, light room. Coomb ceiled with window to the garden and a further two smaller windows with deep sills; built-in wardrobe with hanging space; downlights; painted wooden floor boards; access hatch to roof space; access to eaves; radiator.

OUTSIDE

Garden

Double wooden side gates provide vehicle access to a pebbled drive with a mixed flower and shrub border, leading to the garden area. Two neighbouring properties have a right of way across this access to their own rear garden areas.

The garden comprises a pebbled area with washing line and a wooden garden shed with power. Beyond this is an area of lawn with flower and shrub borders, wooden summerhouse and seating area bounded by a wall on three sides.

There is a monoblock pathway immediately at the rear door with screening wall, fence and gate to the driveway/garden. Outside light.

VIEWING

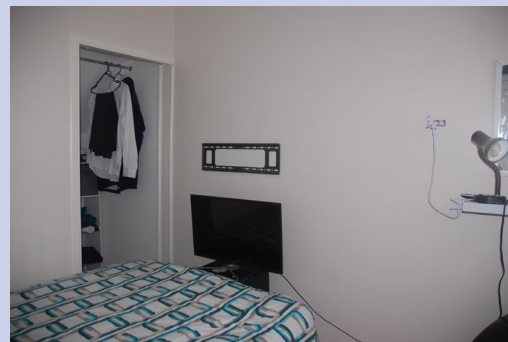
By appointment with the Selling Agents.

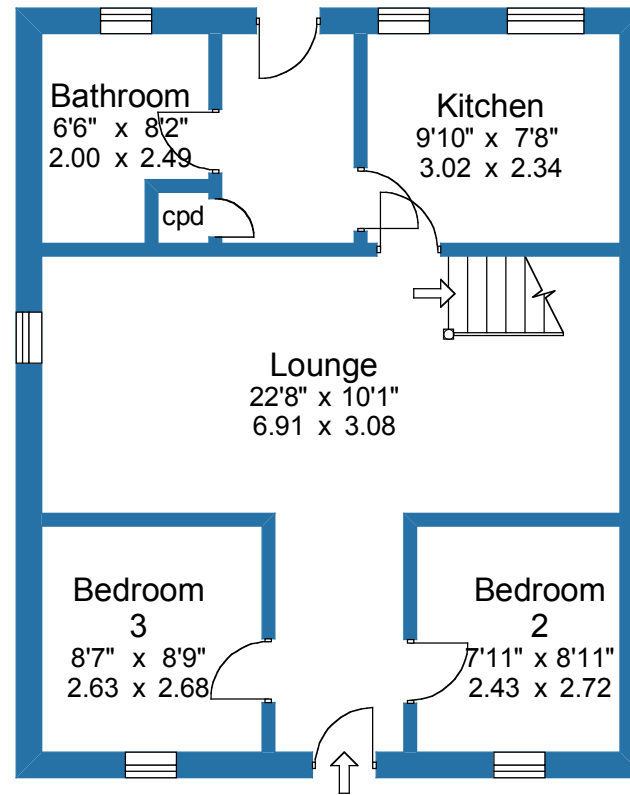
HOME REPORT

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.

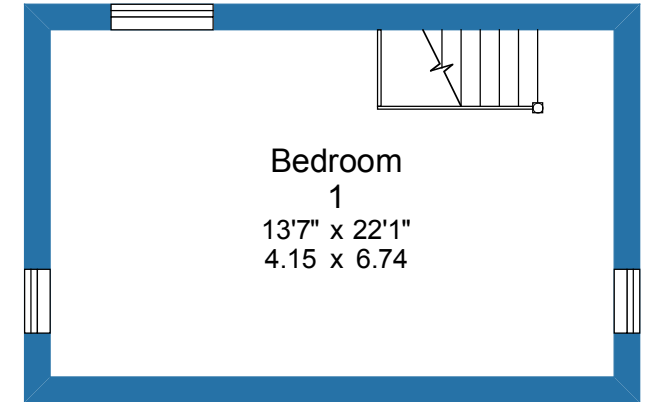
OFFERS

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.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



135 King Street
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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