



39 Cotton Street, Castle Douglas, DG7 1AR

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“Traditional, terraced, 3 bedroom property centrally located for the town’s amenities”

Ground Floor

- + Sitting Room
- + Kitchen
- + Bedroom

First Floor

- + 2 Bedrooms
- + Bathroom

Outside

- + Shared Rear Garden

EPC Rating D

Council Tax Band C



LOCATION

The property is centrally located within Cotton Street, close to the town's local amenities. Castle Douglas, also known as 'The Food Town', offers a wide range of independent shops, cafes and restaurants, supermarkets, both primary and secondary schools, park with loch, churches, theatre, health centre, cottage hospital and golf course.

DESCRIPTION

Centrally located, traditional, terraced property with a shared rear garden. The property enjoys well proportioned, light filled, flexible accommodation arranged over two floors. It has UPVC double glazing and gas central heating. The property would benefit from modernisation throughout and would make the ideal property for first time buyers.

A bright entrance vestibule opens into the hall which provides access to a front facing ground floor bedroom and adjoining sitting room. The sitting room opens into the kitchen which has direct access to the shared rear garden. Upstairs, there are two double bedrooms served by a family bathroom.

ACCOMMDATION

Ground Floor

Entrance Vestibule

UPVC external part glazed front door; part obscure glazed internal door into hall; coving; box containing meters and fuse box; coat hooks; wood effect flooring.

Hall

Doors to bedroom 3 and sitting room. Large under stairs cupboard with coat hooks; carpeted stairs to first floor; coving;

telephone connection point; Worcester thermostat; heat detector; fitted carpet; radiator.

Bedroom 3

Double bedroom with window to front; coving; television connection point; radiator.

Sitting Room

Obscure glazed door opens into the sitting room; window to rear overlooking garden; obscure glazed door to kitchen; gas fire; television connection point; two shelved recesses with cupboards under and built-in television stand; coving; 2 wall lights; smoke alarm; wood effect flooring.

Kitchen

Large window to rear overlooking the shared garden; part obscure glazed external door to side; range of fitted wall and floor units with worktops and tiled splashbacks; composite sink and drainer with mixer tap; Zanussi electric cooker with concealed Phillips extractor fan; Servis fridge freezer; Bloomberg washing machine; downlights; smoke alarm; wood effect linoleum; radiator.

First Floor Landing

Carpeted staircase lit by skylight window to landing; doors to bedrooms 1 and 2 and bathroom; range of fitted wardrobes with shelving and hanging space; coving; heat detector.

Bedroom 1

Presently utilised as a lounge but could be a spacious and light double bedroom; 2 windows to the front; 2 wall lights; television connection point; phone point; fitted carpet; radiator.

Bedroom 2

Double bedroom with window to rear; 2 built-in cupboards with shelving and hanging space; coving; fitted carpet; radiator.

Bathroom

Obscure glazed window to rear; suite of bath with Triton electric shower over and glass screen, w.c. and wash-basin in vanity unit with shelved cupboard under; waterproof wall panelling to ceiling and walls; built-in cupboard housing Worcester boiler; wood effect linoleum; heated towel rail.

OUTSIDE

Garden

Accessed from the kitchen, a paved pathway leads to the immaculately presented shared garden (shared with 3 properties) which is largely laid to lawn with flower borders and a greenhouse. A gravelled pathway leads to a pedestrian gate opening on to Academy Street.

VIEWING

By appointment with the Selling Agents on 01556 504038.

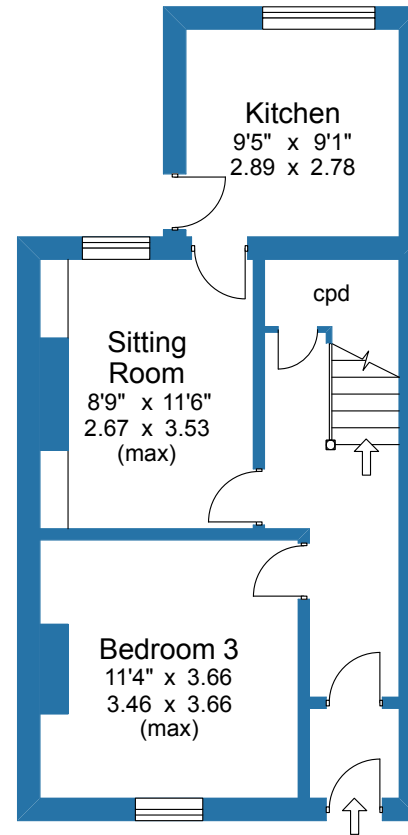
HOME REPORT

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

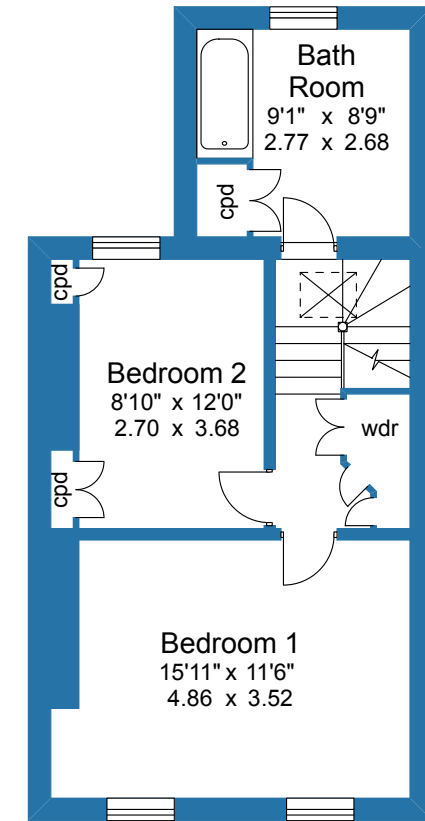
OFFERS

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.





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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