



205 King Street, Castle Douglas, DG7 1DT

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“Well presented, spaciouly laid out, maisonette flat with rear garden and off street parking”

Ground Floor
+ Entrance Hall

First Floor
+ Lounge
+ Kitchen
+ 3 Bedrooms
+ Bathroom

Second Floor
+ Bedroom
+ Sitting Room

Outside
+ Rear Garden
+ Off Street Parking

EPC Rating D



LOCATION

The property is located in the centre of the popular market town of Castle Douglas. Also known as 'The Food Town', Castle Douglas offers a wide range of independent shops, restaurants, supermarkets, primary and secondary schools, park with loch, churches, theatre, swimming pool, golf course, health centre and all other facilities commensurate with a town of its size.

DESCRIPTION

Well presented, maisonette flat with rear garden and off street parking. The accommodation is spaciouly laid out over the first and second floors with a ground floor entrance hallway. The entrance hallway also provides direct access to the rear garden, the shared parking and access to St. Andrew Street.

The property enjoys light filled rooms in good decorative order with downlighting throughout, modern fitted kitchen and family bathroom, which has a separate bath and shower cabinet. The first floor comprises a spacious lounge, kitchen, 3 double bedrooms and bathroom with a master suite comprising bedroom and adjoining sitting room on the second floor. It has UPVC double glazing, gas central heating with a wood burning stove in the lounge.

Outside, there is an easily managed rear garden with seating areas and area of grass providing an excellent outdoor entertaining space.

ACCOMMODATION

Ground Floor

Entrance Hall

Modern wooden external front door with glass inserts opening in to the hallway which extends to the part glazed wooden external door leading to the rear garden; electric meters; under stair storage cupboard; coat hooks; tiled flooring; glass paned door to the staircase.

First Floor

First Floor Landing

A staircase leads to a mid floor landing where the kitchen and bathroom are located; Velux roof window; central heating thermostat.

3 stairs continue to the first floor landing with staircase to the second floor and access to the lounge and 3 of the bedrooms; downlights; smoke alarm, built-in cupboard with fuse box; built-in broom cupboard with storage cupboard above; obscure glazed roof access hatch; fitted carpet; two radiators.

Lounge

Spacious, light room with two windows to the front and window to the rear; feature wood burning stove set on a tiled hearth with a solid wood mantel; under stairs area with fitted desk; television aerial connection; two wall lights; smoke alarm and carbon monoxide detector; downlights and dimmer switch; fitted carpet; radiator; oak effect door to hall.

Kitchen

Bright room with window to the rear; cream coloured wooden fitted wall and floor units with a natural wood worktop incorporating some glass fronted units and an island unit; 1½ bowl sink unit and drainer; stainless steel Smeg cooker with 4 ring gas hob and stainless steel chimney extractor hood above; tiled splash-back; shelved recess; space for fridge freezer, washing machine and tumble dryer; solid wood fitted shelving; built-in cupboard storing the gas central heating boiler; smoke alarm and carbon monoxide alarm; downlights; ceiling access hatch; central heating control; natural wood flooring; radiator; part glazed oak effect door to the hall.

Bedroom 2

Good sized, double bedroom with window to the front; fitted carpet; radiator; oak effect door to the hall.

Bedroom 3

Spacious, double bedroom with window to the rear; cornicing; fitted carpet; radiator.

Bedroom 4

Spacious, double bedroom with window to the front; downlights; fitted carpet; radiator; oak effect door to the hall.

Bathroom

Bright room with obscure glazed rear facing window; coomb ceiled; white suite of freestanding bath, w.c. and wash-hand basin with storage cupboard under; fitted wall mirror; corner shower cabinet with mains

shower and waterproof wall panelled surround; extractor fan; natural wood finishes; tiled flooring; downlights; radiator rail; oak effect door to the hall.

Second Floor

Sitting Room

A staircase leads a light filled sitting room with bay window to the front and window seat under; window to the rear with distant elevated views; part coomb ceiled; television aerial connection; two storage alcoves; smoke alarm; downlights; fitted carpet; radiator; door to bedroom.

Bedroom 1

Attractive, bright, double bedroom with bay window to the front and window to the rear; part coomb ceiled; downlights; fitted carpet; radiator.

OUTSIDE

Rear Garden

The rear garden comprises paved and gravelled seating areas with a small grass area beyond. A pathway leads to a shared parking area and a shared right of access available to St. Andrew Street.

VIEWING

By appointment with the Selling Agents.

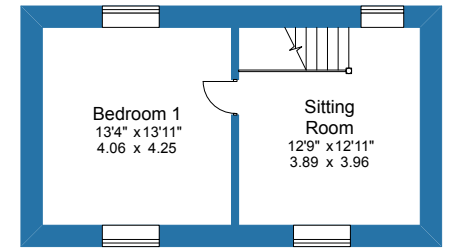
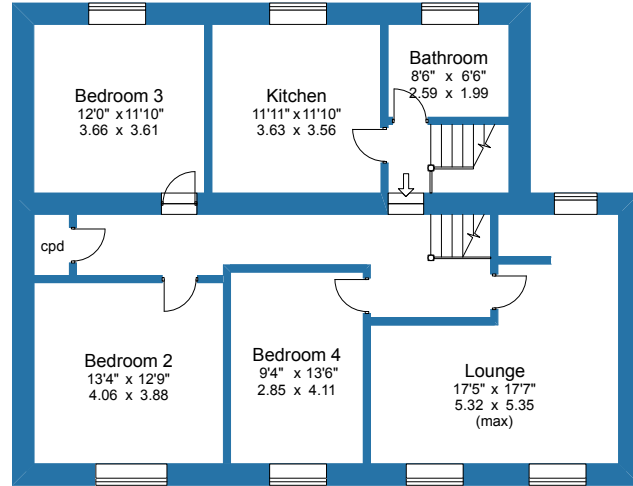
HOME REPORT

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.





For illustrative purposes only. Not to scale.



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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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