



22 Laurel Bank Terrace, Castle Douglas, DG7 1BP

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“Well presented, 2 bedroom,
end-terrace property with off
street parking”

Ground Floor

- + Lounge
- + Kitchen/Diner

First Floor

- + 2 Double Bedrooms
- + Bathroom

Outside

- + Garden
- + Off Street Parking

EPC Rating D



LOCATION

The property is situated just a short walking distance from the town's amenities. 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, end-terrace property with off street parking and sizeable rear garden. The newly decorated accommodation is well proportioned and bright with modern fitted kitchen and bathroom. It has UPVC double glazing, gas central heating and a living flame gas fire in the lounge.

Outside, the rear garden comprises a seating area with a good sized lawn beyond and a garden shed.

ACCOMMODATION

Ground Floor

Entrance Hall

Part obscure glazed UPVC external front door to a bright entrance; solid natural wood flooring; carpeted staircase to the first floor; smoke alarm; central heating thermostat; glass paned door to lounge.

Lounge

Attractive, light room with large window to the front; wooden fire-place with a marble effect surround and hearth housing a living flame gas fire; television aerial connection; telephone point; coving; smoke alarm; light grey coloured wood flooring; radiator; glass paned door to Kitchen/Diner.

Kitchen/Diner

Window overlooking the rear garden; attractive fitted kitchen comprising natural wood fitted wall and floor units incorporating white 1½ bowl sink unit and drainer, marble effect worktop and complementing tiled splash-back; open shelved corner units; cupboard storing Worcester gas central heating boiler, meters and fuse box; integrated dishwasher; built-in wine rack; four ring stainless steel gas hob with oven under and extractor hood above; breakfast bar; carbon monoxide alarm; tiled flooring; downlights; smoke alarm; door to the rear hall.

Rear Hall

Under stair storage cupboard; part obscure glazed UPVC external door to the rear garden; coat hooks; tiled flooring; radiator.

First Floor

First Floor Landing

Carpeted staircase to the first floor landing with natural wood hand rail; window to side; hatch to roof space; smoke alarm; radiator.

Bedroom 1

Light room with window to the front; walk-in wardrobe comprising hanging space and shelf above; built-in double wardrobe with hanging space, hooks and shelf; television connection; fitted carpet; radiator.

Bedroom 2

Window to rear overlooking the garden; built-in double wardrobe with hanging space and shelf; telephone point; fitted carpet; radiator.

Bathroom

Obscure glazed window; modern white suite of shower bath with mains shower over, screen and a waterproof panelled surround, w.c. and wash-hand basin with storage cupboards under; extractor fan; downlights; tiled flooring; radiator.

OUTSIDE

Garden

The front garden comprises a small area of grass, paved pathway and steps to the front entrance and a tarmac drive at the side. There is a gravelled area beyond this and a side gate leads on to the rear garden.

Steps lead to a paved seating area with a gently sloping area of lawn beyond and a wooden garden shed. Outside tap and outside light.

VIEWING

By appointment with the Selling Agents.

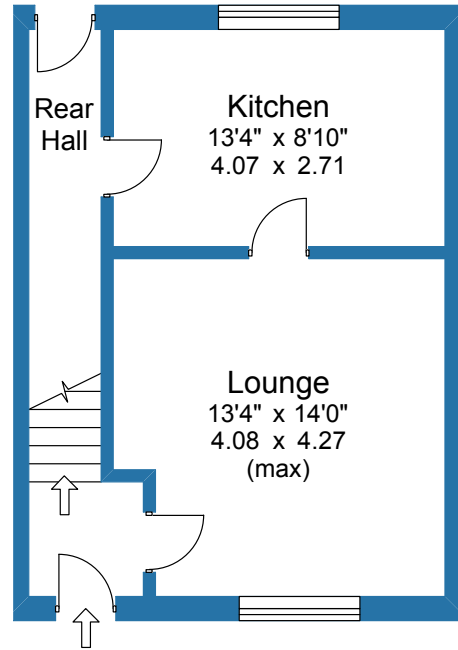
HOME BUYERS REPORT

A Home Report has been prepared for this property and can be obtained from the Selling Agents.

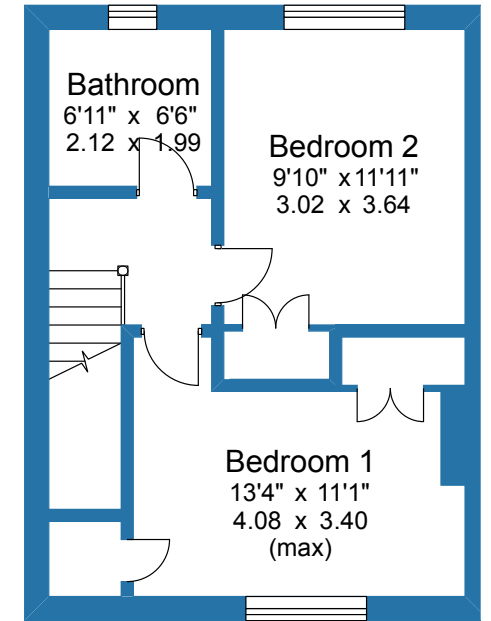
OFFERS

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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