



**282 King Street, Castle Douglas, DG7 1HA**



# 282 King Street, Castle Douglas, DG7 1HA

“Well presented, 2 bedroom, first floor flat, conveniently located for Lochside Park and the town’s amenities”

## First Floor

- + Lounge
- + Kitchen
- + 2 Bedrooms
- + Shower Room

## Outside

- + Shared Garden and Drying Area
- + Communal Parking Area

EPC Rating F



## LOCATION

The property is located within a three storey block containing four flats on the first and second floors and garages on the ground floor, located close to Lochside Park 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, first floor flat with a low maintenance shared rear garden and drying area. The property enjoys well proportioned, light filled rooms in good decorative order with natural wood internal doors. It has an attractive, recently fitted kitchen, modern fitted shower room and 2 bedrooms (1 double and 1 single). The property benefits from UPVC double glazing and electric heating including an electric fire in the lounge.

## ACCOMMODATION

### Ground Floor

#### Ground Floor Entrance

Double glazed external front door and side screens to the communal hallway and stairwell; staircase to the first floor landing; fire alarm; double glazed external door to the rear garden.

### First Floor

#### Hall

Wooden external entrance door; telephone entry system; built-in cupboard with electric meters and fuse box; built-in cloaks cupboard with shelf above; wood flooring; smoke alarm; Ecostrad electric panel heater; doors to lounge, 2 bedrooms and shower room.

#### Lounge

Recently fitted window to the front with partial views towards the park; marble effect fire-place and surround housing electric fire; telephone point; television aerial connection; fitted carpet; Ecostrad electric panel heater; natural wood door to kitchen.

#### Kitchen

Large window to the rear overlooking the garden; recently fitted grey coloured wall and floor units with a complementing natural wood effect worktop and upstand; plinth lights; built-in Hoover electric oven and hob; space for washing machine and free standing fridge freezer; wood flooring; Ecostrad electric heater.

#### Bedroom 1

Double bedroom with window to the front; built-in wardrobe with hanging space and shelf above; fitted carpet; Dimplex wall panel heater; natural wood door to hall.

#### Bedroom 2

Single bedroom with window to the rear; fitted carpet; electric heater; natural wood door to hall.

#### Shower Room

White suite of w.c. and wash-hand basin; shower cubicle with waterproof wall panelled surround and Triton electric shower; extractor fan; wood flooring; chrome radiator rail; natural wood door to hall.

## OUTSIDE

#### Shared Garden

Communal steps give access to a shared gravelled terraced area and drying area beyond.

#### Communal Parking

There is a communal tarmac parking area located at the front of the block.

## VIEWING

By appointment with the Selling Agents.

## HOME REPORT

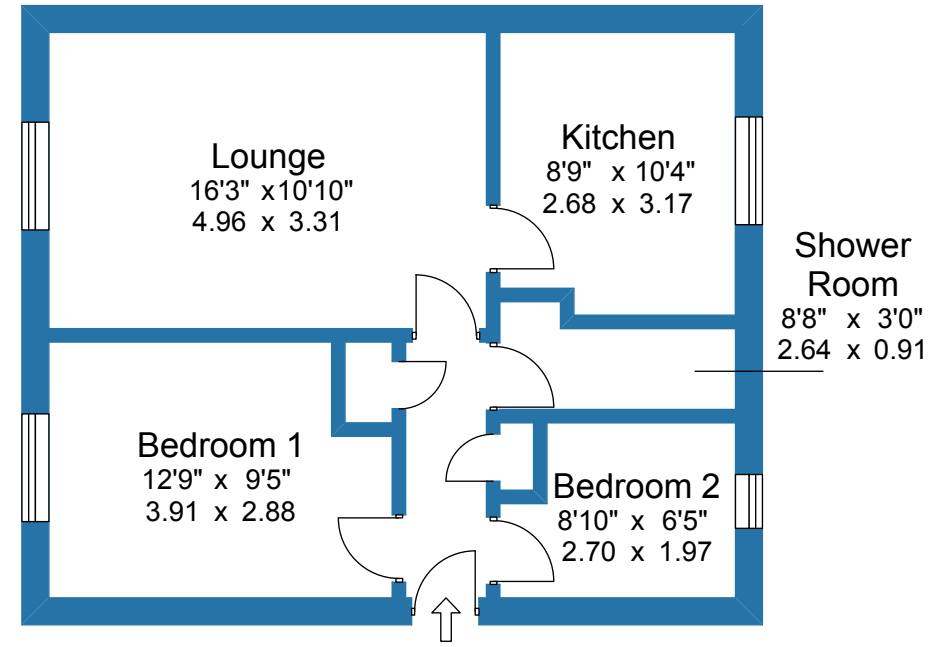
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

## 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.







First Floor Flat

For illustrative purposes only. Not to scale.



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01556 503744

33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



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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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