



17 Academy Street, Castle Douglas, DG7 1AP

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“Well presented, traditional,  
terraced property centrally  
located within Castle Douglas”

## Ground Floor

+ Open Plan Lounge and Kitchen

## First Floor

+ 2 Double Bedrooms

+ Bathroom

## Attic Floor

+ Attic Bedroom

## Outside

+ Shared Drying Green

EPC Rating E



## 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, traditional, terraced property centrally located within the popular town of Castle Douglas.

The property enjoys spaciouly laid out, well proportioned, high ceilinged rooms in good decorative order comprising on the ground floor, an open plan lounge and kitchen which has access to the rear of the property. A staircase leads to the first floor and the two double bedrooms, each with fitted storage, and a modern fitted shower room. An attic staircase leads to a double attic bedroom which also has fitted storage. It has UPVC double glazing, gas central heating and an electric fire in the lounge.

A shared drying green is located at the end of the terrace, approximately 30m from the house.

## ACCOMMODATION

### Ground Floor

#### Vestibule

Part obscure glazed UPVC external front door; fitted cupboard storing meters; traditional cornicing; glass paned inner door to hall.

#### Hall

Welcoming, high ceilinged hallway; telephone point; cornicing; smoke alarm; coat hooks; staircase to the first floor and under stair storage area; fitted carpet; radiator; glass paned door to sitting room.

### Open plan Lounge and Kitchen

#### Lounge

High ceilinged room; stone built fire-place with Dimplex electric fire and a wooden mantel; coving and centre rose; fitted carpet; radiator; opening through to the kitchen.

#### Kitchen

Two rear facing windows; wooden fitted wall and floor units with a stone effect worktop and a tiled splash-back; space for under counter fridge, freezer, washing machine and tumble dryer; built-in Bosch electric cooker with extractor hood above; coving; part glazed UPVC external rear door to outside.

### First Floor

#### First Floor Landing

A staircase with wooden balustrade and banister leads to the bright first floor landing with window to the rear; attic staircase to the second floor with under stair storage cupboard; fitted carpet; doors to the two bedrooms and bathroom.

#### Bedroom 1

Double bedroom with window to the front; fitted units comprising double wardrobe, shelved storage cupboard and an open shelved unit; cornicing; fitted carpet; radiator.

#### Bedroom 2

Double bedroom with window to the rear; double fitted storage cupboard housing Worcester gas central heating boiler with further storage cupboard above; telephone point; coving; fitted carpet; radiator.

#### Bathroom

Obscure glazed window to the front; modern white suite of bath with mains shower over, screen and tiled splash-back, w.c. and wash-hand basin; fitted wall mirror; fully tiled walls; UPVC lined ceiling; fitted carpet; chrome radiator rail.

### Attic Floor

#### Attic Floor Landing

Attic staircase to the second floor landing with balustrade and banister; coomb ceiled; fitted carpet.

#### Attic Bedroom

Bright double bedroom with large window to the front; coomb ceiled; fitted units comprising double wardrobe, double shelved storage cupboard and single shelved storage cupboard; access door to eaves; fitted carpet; radiator.

### OUTSIDE

#### Outside

A part obscure glazed wooden external door opens into a shared covered pend which leads from the front of the property to the rear. There is also a shared paved and gravel pathway along the rear of the property where the gas meter box is located.

#### Shared Drying Green

There is a shared drying green located approximately 30m along the road at the end of the terrace and separate from the house. A metal pedestrian gate gives access to a gravelled pathway and steps with a wooden balustrade lead to the shared drying green.

### VIEWING

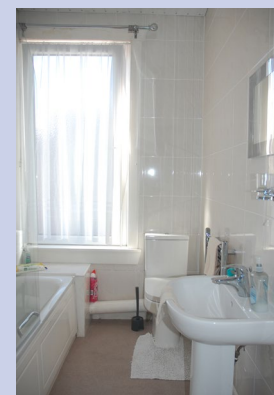
By appointment with the Selling Agents.

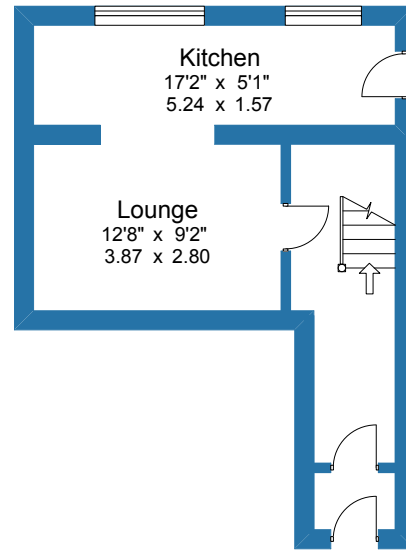
### HOME REPORT

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.

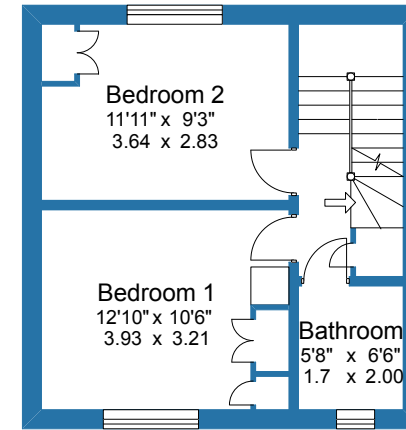
### OFFERS

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.

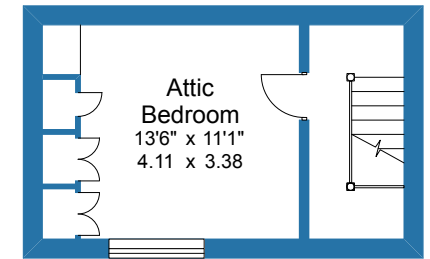




Ground Floor



First Floor



Attic Floor

For illustrative purposes only. Not to scale.



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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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