



Windrush, 33 Whitepark Gardens, Castle Douglas, DG7 1GD

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“Beautifully presented two
bedroom semi –detached property
on the outskirts of Castle Douglas
with countryside views”

Ground Floor

- + Entrance Hallway
- + Kitchen
- + Dining lounge
- + W.C. Compartment

First Floor

- + Two Double bedrooms
- + Bathroom

Outside

- + Communal Parking Area
- + Communal Drying Area

EPC Rating C

Council Tax Band C



Location

Number 33 is located in the sought after development of Whitepark Gardens in Castle Douglas enjoying uninterrupted views over the adjoining countryside. Castle Douglas, also known as 'The Food Town' 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

Immaculately presented two bedroom semi-detached property finished to a modern country feel with pleasing views over the neighbouring countryside. The property enjoys spaciouly laid out, light filled accommodation with the upstairs having both windows and Velux windows. It is in excellent decorative order with a modern fitted kitchen with integrated appliances, bathroom and W.C compartment. There is UPVC double glazing, oak wooden doors, and gas central heating throughout with an electric fire in the lounge.

Outside there is communal grass, parking and drying area.

Accommodation

Ground Floor

Entrance Hallway

UPVC part obscure glazed door into hallway; doors to kitchen, dining lounge, W.C compartment and under stairs cupboard housing meters and fuse box; carpeted stairs to first floor lit by large window; coat hooks; Honeywell thermostat; wooden floor; smoke alarm.

Kitchen

Spacious kitchen with window to rear; range of modern fitted wooden wall and floor units with complementary worktops and splashbacks; stainless steel 1 1/2 sink, drainer and mixer tap; Bosch integrated oven with ceramic hob and concealed extractor fan; integrated fridge freezer; integrated dishwasher; space and plumbing for concealed washing

machine and concealed tumble dryer; Worcester boiler; wooden floor; smoke alarm; carbon monoxide alarm; radiator.

Dining Lounge

Good sized room with lounge and dining area; sliding patio doors to side with views over the countryside and Scree hill beyond; window to front; wall mounted modern electric fire; 2 x television connection points; coving; wooden floor; radiator.

W.C compartment

Modern white suite of W.C and wash hand basin with tiled splashback; obscure window to front; xpelair fan; cream tile flooring; radiator.

First Floor

First Floor Landing

Carpeted stairs to first floor landing lit by large window; doors to bedrooms 1, 2 and bathroom; hatch to attic; smoke alarm.

Bedroom 1

Large double bedroom with windows and Velux window to side and rear enjoying dual aspect countryside views; television connection point; fitted carpet; radiator.

Bedroom 2

Double bedroom with window and Velux window to rear; television connection point; fitted carpet; radiator.

Bathroom

Modern fitted suite of W.C, wash hand basin with mirrored splashback, bath and mains corner shower cubicle with glass sliding doors; waterproof wall panelling to walls; obscure Velux window; heated towel rail; xpelair extractor fan; cream tile flooring.

Outside

A gravelled area with paved path leads to the front door; outside light; gas box; outside tap to rear. There are shared grass, parking and drying areas.

Viewing

By appointment with the Selling Agents on 01556 504038.

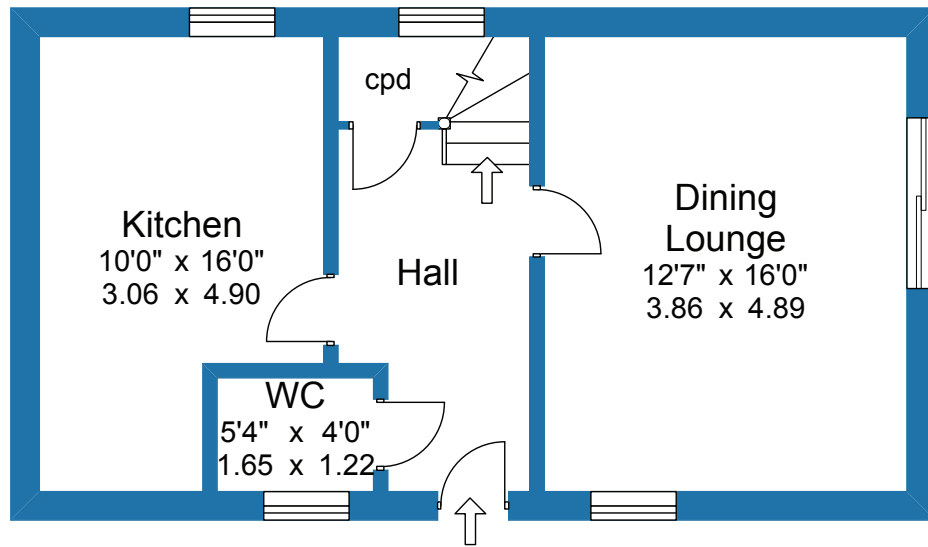
Home Report

A Home Report has been prepared for this property and a copy of this can be obtained by logging on www.onesurvey.org

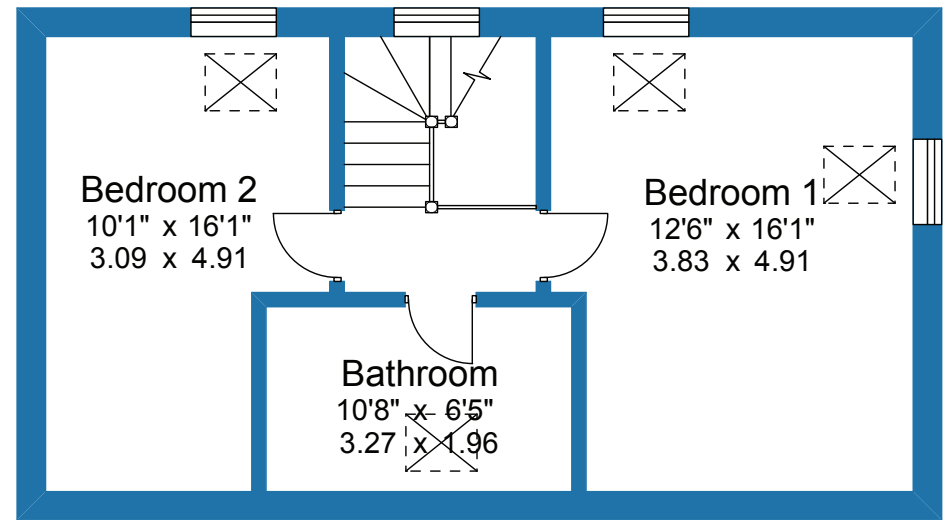
Offers

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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