



26c King Street, Castle Douglas, DG7 1AA



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“Beautifully presented maisonette flat with rear garden, located convenient for the town’s amenities”

Ground Floor

+ Entrance Hall and Staircase

First Floor

+ Lounge
+ Study
+ Kitchen
+ Dining Room

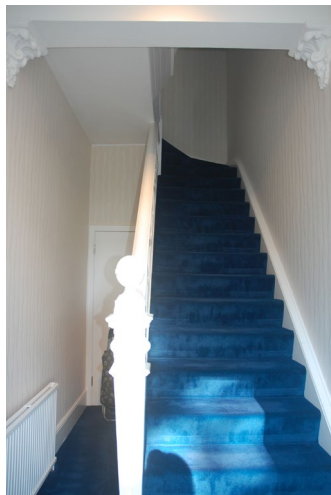
Second Floor

+ 2 Double Bedrooms
(1 with En-Suite Bathroom)
+ Shower Room

Outside

+ Rear Garden
+ Shared Outbuilding

EPC Rating D



LOCATION

The property is located at the top end of the main street, close to the library and park. Castle Douglas is a popular market town, also known as 'The Food Town', and 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

Beautifully presented maisonette flat with rear garden, located convenient for the town's amenities. The property is spaciouly laid out over the first and second floors with a ground floor entrance way. It is in immaculate decorative order and enjoys well proportioned, light filled, high ceilinged rooms with some attractive original features. It has wood grain effect UPVC double glazing, gas central heating and an electric fire in the lounge.

The first floor comprises an attractive, bay windowed lounge with beautiful adjoining modern fitted kitchen and dining room off. There is also a small front facing study. On the second floor, there are two double bedrooms (1 with en-suite bathroom) and each with extensive fitted wardrobes. There is also a modern fitted shower room. Outside, the rear garden comprises an area of grass and a gravelled drying area.

ACCOMMODATION

Ground Floor

Entrance Hall

Part obscure glazed UPVC external front door and arched obscure window above opening in to an attractive, welcoming hall; fitted cupboards with fuse box and meter; traditional cornicing; smoke alarm; Fire Escape door; coat hooks; fitted carpet; radiator; staircase to the first floor.

First Floor

First Floor Landing

A staircase with attractive original wooden balustrade and banister which

continues along the first floor landing; smoke alarm; fitted carpet; glass paned door to lounge and wood panelled doors to the study and kitchen.

Lounge

Attractive, bright room with large bay window to the front and window seat under; television aerial connection; electric fire; traditional cornicing; arched recess; smoke alarm; radiator.

Study

With feature round window to the front; radiator.

Kitchen

Delightful room with large window to the rear; modern light wood fitted wall and floor units including open shelved units and an island unit with a complementing black stone effect worktop and upstand; black coloured 1½ bowl sink unit; under unit and pelmet lighting; stainless steel Flavel double oven and Belling electric hob and chimney extractor hood above; integrated fridge freezer, washing machine and dishwasher; coving; heat detector; carbon monoxide alarm; telephone point; vinyl flooring; opening through to the dining room.

Dining Room

Large window to the rear; fitted cupboard storing gas meter; storage shelf; downlights; coving; fitted carpet.

Second Floor

Second Floor Landing

The staircase with wooden balustrade and banister continues across the second floor landing; obscure glazed ceiling access hatch; smoke alarm; wood panelled doors to the two bedrooms and shower room.

Bedroom 1 with En-Suite Bathroom

Spacious, light, double bedroom with large window to the rear; extensive fitted wardrobes comprising hanging space, shelf above and sliding doors, a double shelved storage cupboard and a corner display unit, with downlighting; cornicing; fitted carpet; radiator; wood panelled door to the en-suite.

En-Suite Bathroom

Obscure glazed window to the rear; part coomb ceiled; white suite of corner bath with shower attachment and splash-back, w.c. and wash-hand basin; wood lined ceiling; fitted carpet.

Bedroom 2

Lovely, bright front facing double bedroom; window to the front; two fitted double wardrobes with hanging space, shelf above and mirror fronted sliding doors; cornicing; telephone point; fitted carpet; radiator.

Shower Room

Obscure glazed window to the front; modern white suite of w.c. and wash-hand basin with vanity unit and fitted wall mirror above; large shower cabinet with Mira Sport shower and waterproof wall panelled surround; attractive half height tiling to walls; downlights; non-slip flooring; chrome radiator rail.

OUTSIDE

Rear Garden

Access to the rear garden is through the adjoining commercial yard to the right end of the terrace, down external steps and via a shared pathway.

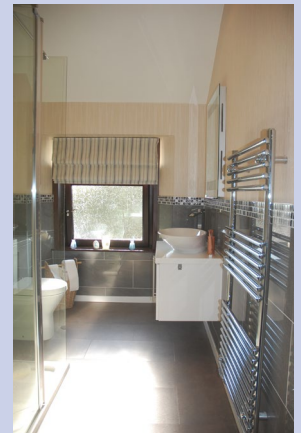
A small wooden gate gives access to the rear garden which comprises a gravelled drying area with borders and a gravelled pathway which leads to the outbuilding with an areas of grass and gravel beyond.

Shared Outhouse

Brick built shared outbuilding; concrete floor; slate roof.

VIEWING

By appointment with the Selling Agents.

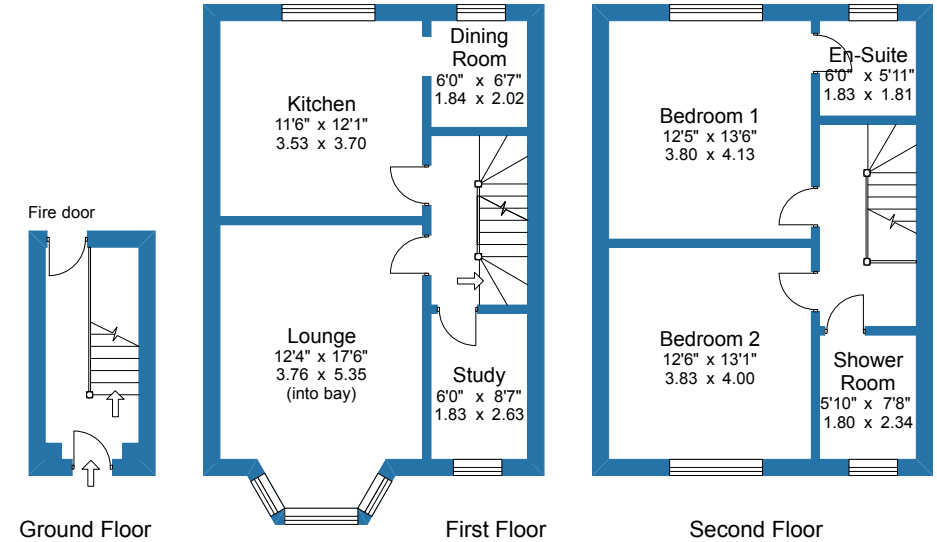


HOME REPORT

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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