



93 Queen Street, Castle Douglas, DG7 1EH

93 Queen Street, Castle Douglas, DG7 1EH

Offers over £150,000

“Well presented, traditional,
mid-terraced town house with
rear garden”

Ground Floor

- + Lounge
- + Dining Room
- + Kitchen

Mid Landing

- + Bathroom

First Floor

- + 2 Double Bedrooms
- + 1 Single Bedroom

Attic Floor

- + Attic Room

EPC Rating D



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, mid-terraced town house with rear garden. The property is spaciouly laid out over two floors with light filled, high ceilinged rooms in good decorative order with UPVC double glazing, gas central heating, open fire in the lounge and a gas fire in the dining room. It retains many attractive original features such as the many natural wood finishes throughout, traditional cornicing and fire-place.

The high ceilinged entrance way opens into an attractive, bright lounge with large front facing windows and traditional fire-place and open fire. The dining room adjoins this room and leads through to a modern white fitted kitchen which has direct access to the rear garden. The staircase separates, leading to a mid landing where a good sized bathroom is located and then continues to the first floor with two double bedrooms and a single bedroom. A fitted ladder leads to a floored attic room.

Outside, the easily managed garden is paved with some attractive flower and shrub borders.

ACCOMMODATION

Ground Floor

Vestibule

Traditional solid wood external front door with a glass panel above; original tiled flooring; cornicing; electric meters and fuse box; obscure glass inner door to the hall.

Hall

High ceilinged with traditional natural wood finishes and cornicing; coat hooks; staircase to the first floor; understairs storage cupboard

with hanging space, shelf above and further separate storage cupboard above; smoke alarm; central heating thermostat; fitted carpet; radiator.

Lounge

Attractive, light room with large double fronted windows and a traditional wood panelled surround; traditional wood finishes and cornicing; solid natural wooden fire-place with a black tiled surround and hearth housing open fire; built-in shelved storage cupboard; picture rail; television aerial connection; carbon monoxide alarm; fitted carpet; radiator; traditional natural wood panelled door to hall.

Dining Room

Window to the rear garden with a traditional wood panelled surround; wall mounted gas fire; two shelved recesses; half height wood panelling to walls; walk-in under stair shelved storage cupboard with light; telephone point; radiator; traditional wood panelled door to hall and obscure glass door to the kitchen.

Kitchen

Bright room with window to the rear overlooking the garden; modern white fitted wall and floor units including a corner open shelved unit, complementing grey granite effect worktop and a tiled splash-back; built-in stainless steel Stoves double oven and separate gas hob; stainless steel sink unit and drainer; space for free standing fridge freezer; Worcester gas central heating boiler; space for washing machine; downlights; central heating control; vinyl flooring; radiator; part glazed UPVC external door to the rear garden.

Mid Floor

Mid Landing

The attractive wooden staircase with traditional balustrade, banister, exposed wooden treads and a fitted runner, separates with stairs leading off to a mid landing where the bathroom is located; skylight roof window.

Bathroom

A good sized room with part obscure glazed window to the rear; coloured suite of bath with Mira Sport shower over, tiled surround and shower screen, w.c. and wash-hand basin with a fitted storage shelf and wall

mirror above; double shelved airing cupboard; vinyl flooring; chrome heated towel rail; radiator.

First Floor

First Floor Landing

The staircase continues to a spacious first floor landing with fitted wooden ladder to an attic room. Traditional natural wood panelled doors to the three bedrooms; radiator.

Bedroom 1

Double bedroom. Window to the front with a wood lined surround; traditional natural wood finishes and cornicing; telephone point; fitted carpet; radiator.

Bedroom 2

Double bedroom. Window to the rear with a wood lined surround and a window seat under; traditional natural wood finishes and cornicing; recess with hanging space; fitted carpet; radiator.

Bedroom 3

Single bedroom currently utilised a study. Window to the front; traditional natural wood finishes; fitted carpet; radiator.

Attic Floor

Attic Room - 5.45m x 3.06m

Accessed by a fitted wooden ladder. Coomb ceiled; floored; Velux roof window; power and light.

OUTSIDE

Garden

The attractive rear garden is paved with some lovely flower and shrub borders. It is bounded by a wooden fence on three sides and a gate to the left side provides pedestrian access across two neighbouring properties to Queen Street.



VIEWING

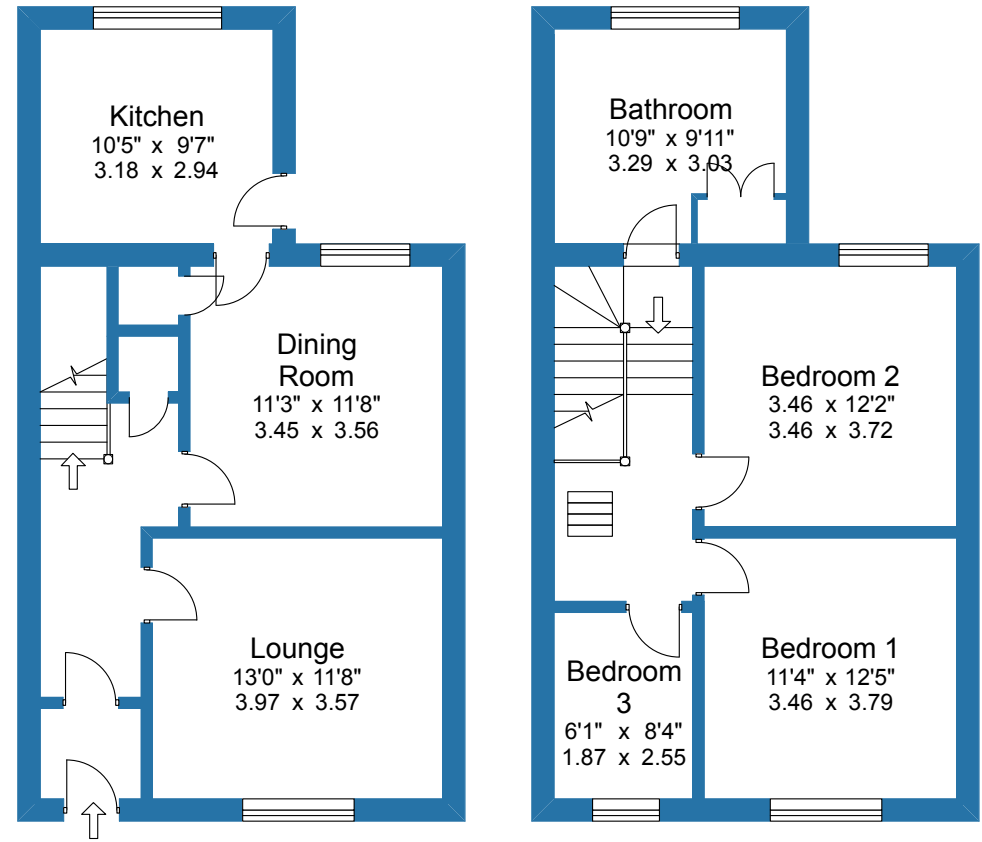
By appointment with the Selling Agents.

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.



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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

