



27 Robb Place, Castle Douglas, DG7 1LW

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“Immaculately presented, 2 bedroom, detached bungalow with integral garage set in a corner plot within a popular residential area”

Ground Floor

- + Lounge/Dining Room
- + Kitchen Diner
- + 2 Double Bedrooms
- + Shower Room

Outside

- + Garden
- + Integral Garage
- + Garden Shed

EPC Rating D



LOCATION

The property is located within a popular, sought after location, convenient for the Town's amenities. Castle Douglas is a popular market town with a good range of individual shops, supermarkets, primary and secondary schools, park with loch, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

DESCRIPTION

Immaculately presented, detached bungalow with integral garage and parking set within a sizeable corner plot. The property enjoys light filled, well proportioned rooms arranged over one floor, in excellent decorative order with oak wood internal doors throughout. There are a well appointed fitted kitchen diner and shower room which has excellent fitted storage. The rear facing lounge is an attractive room and there are two double bedrooms, one of which has built-in wardrobes. It has UPVC double glazing and gas central heating.

Outside, the gardens have been designed for ease of maintenance and comprise areas of gravel and paving.

ACCOMMODATION

Ground Floor

Vestibule

Obscure double glazed UPVC external front door and side screens; tiled flooring; door to garage; radiator; obscure glass inner door and side screen to hall.

Hall

Spacious hall with built-in double cloaks cupboard with hanging space, shelf and oak doors; central heating control and thermostat; coving; smoke alarm; access hatch to roof space; fitted carpet; radiator; obscure glass screen and door to lounge, oak doors to kitchen, 2 bedrooms and shower room.

Lounge/Dining Room

Attractive, spacious, light room with large window overlooking the rear garden and window to the side; coving; television aerial connection; telephone point; fitted carpet; two radiators.

Kitchen/Diner

Window to the rear; modern oak fitted wall and floor units with a complementing worktop which has been extended to include a breakfast bar area; stainless steel 1½ bowl sink unit and drainer; tiled splash-back; built-in electric hob with stainless steel double oven and chimney extractor hood above; integrated fridge; space and plumbing for dishwasher; built-in shelved storage cupboard with oak door; smoke alarm; heat detector; downlights; black tiled flooring; oak door to the integral garage; radiator.

Bedroom 1

Double bedroom with window to the front; fitted wall mirror; fitted carpet; radiator.

Bedroom 2

Double bedroom with window to the front; two built-in double wardrobes with hanging space, shelf and oak sliding doors; wall light; fitted carpet; radiator.

Shower Room

Obscure glazed window to the front; beautifully finished, modern white suite of w.c. with a concealed cistern, wash-hand basin in vanity with a range of fitted floor and wall storage cupboards, open shelved units and natural wood effect worktops; tiled splash-back; fitted wall mirror; light with shaver point; new large shower cabinet with Mira Excel shower, waterproof wall panelled surround and glazed sliding door; extractor fan; coving; non-slip flooring; chrome radiator rail.

OUTSIDE

Garden

Double gates provide access to the paved driveway and garage. The front garden is laid to gravel and a pedestrian gate leads to a paved pathway. Outside light.

The property sits within a sizeable corner plot with a large gravelled at the side of the property with borders of flowers and shrubs. The rear garden comprises generous areas of gravel and paving with some shrubs. Outside light and wooden garden shed.

Garage

Everest automatic vehicle access roller door; access doors to vestibule and kitchen; part obscure double glazed UPVC external door to the rear garden; obscure glazed window to the rear; concrete floor; power and light; meters and fuse box; Potterton gas central heating boiler.

VIEWING

By appointment with the Selling Agents.

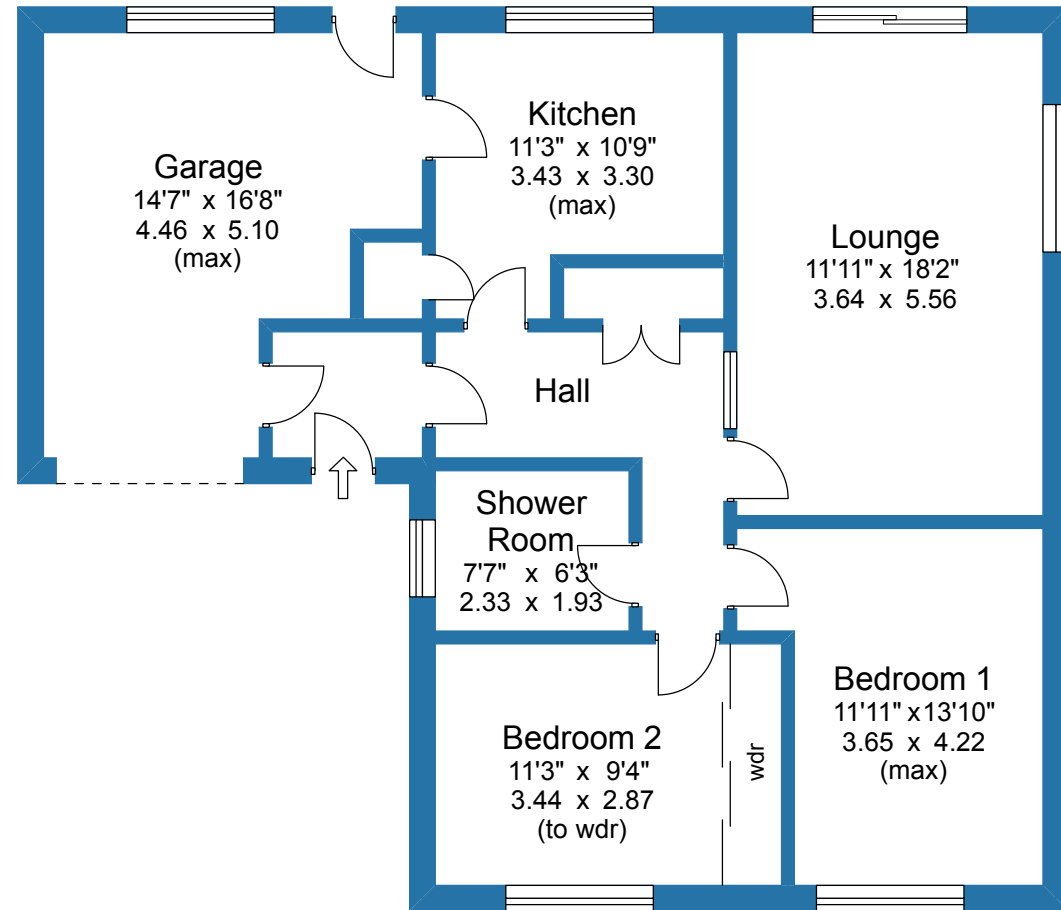
HOME REPORT

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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