



16 St. Andrew Drive, Castle Douglas, DG7 1EW

The logo for GG&B Properties, featuring a stylized red and blue arch above the text "GG&B" in a large, bold, blue font, with "PROPERTIES" in a smaller, red, bold font below it.

16 St. Andrew Drive, Castle Douglas, DG7 1EW

“Well presented, 4 bedroom,
detached property with garage
set in sizeable gardens within a
sought after residential area”

Ground Floor

- + Lounge
- + Dining Kitchen
- + Utility Room
- + 2 Double Bedrooms
- + Bathroom

First Floor

- + Further 2 Double Bedrooms
- + Bathroom

Outside

- + Garden
- + Garage with Adjoining Store
- + Garden Shed

EPC Rating D



LOCATION

The property is located within the sought after private residential development of St. Andrew Drive in Castle Douglas, 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.

DESCRIPTION

Well presented, detached, one and a half storey property with an attached garage set within attractive, sizeable gardens. The property enjoys spaciously laid out, light filled, flexible accommodation and layout, arranged over two floors in good decorative order with natural wood finishes. It has double glazing, gas central heating and a gas fire in the lounge.

The accommodation is presently laid out to provide on the ground floor, an attractive, light filled, rear facing lounge overlooking the garden, a spacious and bright dining kitchen with utility room off that provides direct access to the rear garden and two double bedrooms served by a bathroom which has a separate shower cabinet. Upstairs, there are a further two double bedrooms and bathroom. There are attractive, established gardens, garage with adjoining store and a wooden garden shed.

ACCOMMODATION

Ground Floor

Vestibule

Part obscure double glazed UPVC external front door and part obscure double glazed side screen; built-in storage cupboard with meters and fuse box; coving; fitted carpet; obscure glass inner door and side screens to hall.

Hall

Built-in double cloaks cupboard with hanging space and shelf above; coving; natural wood finishes; smoke alarm; telephone point; central heating thermostat; fitted carpet; radiator; natural wood doors to lounge,

dining kitchen, 2 bedrooms, bathroom and doorway leading to the first floor staircase.

Lounge

Spacious, bright room with window to the rear overlooking the garden and window to the side; marble effect fire-place housing a gas fire; coving; natural wood finishes; smoke alarm; carbon monoxide detector; two wall lights; fitted carpet; radiator.

Dining Kitchen

Good sized room with window to the rear overlooking the garden; range of natural wood fitted wall and floor units with a complementing worktop and incorporating a 1½ bowl stainless steel sink unit and drainer; tiled splash-back; built-in Hotpoint electric cooker with extractor hood above; space for free standing fridge freezer; central heating control; heat detector; smoke alarm; coving; natural wood finishes; vinyl flooring; radiator; door to utility room.

Utility Room

Window to the rear; fitted wall and floor units incorporating a 1½ bowl sink unit and drainer and tiled splash-back; space and plumbing for washing machine; vinyl flooring; radiator; part obscure double glazed UPVC external door to the garden.

Bedroom 1

Double bedroom with window to the front; built-in wardrobe with hanging space, shelf and further storage cupboard above; recess with wash-hand basin, tiled splash-back and light; coving; natural wood finishes; fitted carpet; radiator.

Bedroom 2

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

Bathroom

Obscure glazed window to the front; white suite of bath, w.c. and wash-hand basin; fitted wall mirror and light above; corner shower cabinet with Mira Zest shower, tiled surround and sliding doors; extractor fan; half height tiling to walls; fitted carpet; radiator.

First Floor

A doorway gives access to the staircase and the first floor accommodation. Under stair shelved storage cupboard and separate under stair broom cupboard; wall light; smoke alarm.

First Floor Landing

A staircase with a wood balustrade and banister leads to a good sized first floor landing area lit by a double glazed roof window; smoke alarm; natural wood doors to the two bedrooms and bathroom.

Bedroom 3

Spacious double bedroom with roof window to the front and small window to the rear; coomb ceiled; central pillar; small access door to eaves; fitted carpet; radiator.

Bedroom 4

Another double bedroom with roof window to the front and window to the rear; coomb ceiled; built-in double wardrobe with hanging space and shelf above; built-in storage cupboard with Worcester gas central heating boiler; fitted carpet; radiator.

Bathroom

Part coomb ceiled; suite of bath with shower attachment, w.c. and wash-hand basin with a tiled splash-back; fitted wall mirror; extractor fan; fitted carpet; radiator.

OUTSIDE

Garden

The easily managed front garden is laid to gravel with assorted flower and shrub bed. A central pathway leads to the front entrance of the property and a gravelled driveway leads to the garage. Outside light.

Pathways continue round each side of the property, through side gates and to the rear garden. The sizeable rear garden comprises a large lawn area with attractive borders of shrubs and trees and a paved seating area. Washing line; outside water tap; outside light.



Garage

With metal up and over vehicle access door; concrete floor; obscure glazed side window; power and light; UPVC external rear door to the garden.

There is also a brick store located at the rear of the garage which is accessed by double wooden doors from the rear garden.

VIEWING

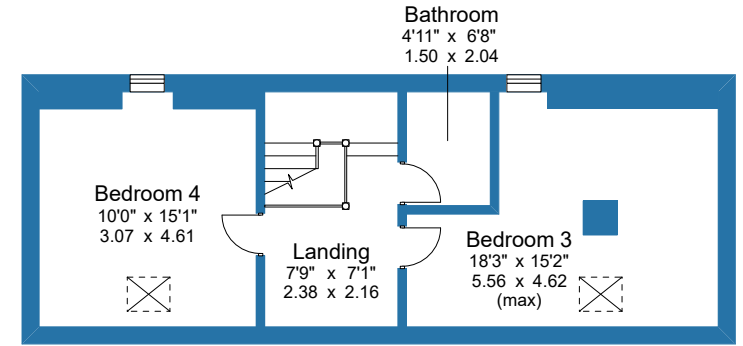
By appointment with the Selling Agents.

HOME REPORT

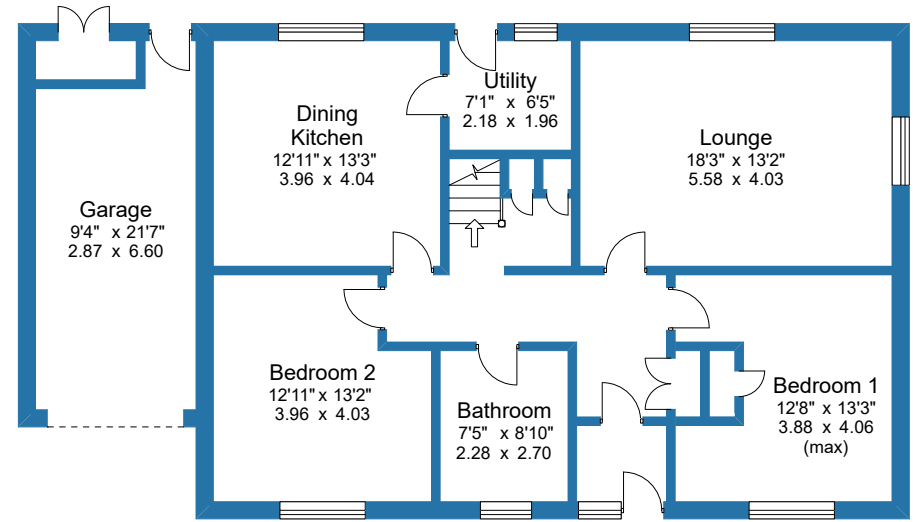
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

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.



First Floor



Ground Floor

For illustrative purposes only. Not to scale.



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01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



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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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