



101 Queen Street, Castle Douglas, DG7 1ER

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“Well presented, traditional detached cottage with detached stone built garage, located convenient for the town’s amenities”

Ground Floor

- + Lounge
- + Conservatory
- + Dining Room/3rd Bedroom
- + Shower Room

Mid Landing

- + Bathroom

First Floor

- + 2 Bedrooms

Outside

- + Rear Garden
- + Garden Shed
- + Garage
- + Off Street Parking

EPC Rating E



LOCATION

The property is centrally located for the town's amenities and convenient for Lochside Park. 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, traditional detached cottage with detached stone built garage and off street parking. The property enjoys well proportioned, flexible accommodation laid out over two floors in good decorative order with many attractive traditional features. There are modern fitted kitchen and bathrooms and it has UPVC double glazing and gas central heating. The property has been very recently re-roofed and the chimneys removed.

Outside, the established, private rear garden comprises a lawn with assorted borders with a garage and off street parking area at the side.

ACCOMMODATION

Ground Floor

Hall

UPVC external front door with obscure glass insert; solid natural wood flooring; cornicing; staircase to the first floor; smoke alarm; access to the rear hall and solid natural wood doors to the lounge and dining room/bedroom.

Lounge

Attractive, spacious, light room with a central archway; window to the front with natural wood working shutters; solid natural wood flooring and wood finishes; cornicing; recessed fire-place with a solid natural wood surround; television aerial connection; smoke alarm; two radiators; wooden French doors to the conservatory; glass paned door to the rear hall.

Conservatory

UPVC full height double glazed windows on three sides; glazed doors opening on to the rear garden; coat hooks; tiled flooring; radiator.

Dining Room/3rd Bedroom

Attractive room with window to the front and natural wood working shutters, and window to the side; solid natural wood flooring and wood finishes; cornicing; shelved recess; telephone point; radiator.

Rear Hall

Traditional stone tiled flooring; coat hooks; under stair storage cupboard; central heating control; downlight; radiator; doorway to kitchen and door to the shower room.

Kitchen

Window to the rear; modern grey coloured fitted wall and floor units with a built-in wine rack, natural wood effect worktop and upstand; 1½ bowl sink unit and drainer; attractive tiled splash-back; integrated Lamona dishwasher; Baxi gas fired central heating boiler; stainless steel Smeg cooker and chimney extractor hood above; space for washing machine; space for free standing fridge freezer; heat detector; laminate flooring.

Shower Room

Window to the rear; white suite of w.c. with a concealed cistern and wash-hand basin with vanity unit under; fitted wall mirror and shelf; shower cabinet with sliding doors and Triton shower with a white tiled splash-back; substantial white tiled walls; extractor fan; tiled flooring; chrome radiator rail.

Mid Landing

The carpeted staircase with traditional wood balustrade and banister leads to the bathroom and continues to the first floor landing.

Bathroom

Window to the rear; white suite of bath with shower attachment, w.c. and wash-hand basin; fitted wall mirror and light with shaver point; small shelved storage recess; white tiling to walls; tiled flooring; Dimplex wall fan heater.

First Floor Landing

Spacious landing area with solid natural wood flooring; part coomb ceiled; downlight; smoke alarm; doors to the two bedrooms.

Bedroom 1

Double bedroom with window to the front and Velux room window to the rear; coomb ceiled; solid natural wood flooring and wood finishes; television aerial connection; downlight; radiator.

Bedroom 2

Double bedroom with window to the front and Velux roof window to the rear; coomb ceiled; solid natural wood flooring and wood finishes; television aerial connection; downlight; radiator.

OUTSIDE

Garden

Established, private rear garden comprising a paved area with 4 steps leading to a lawn with well stocked borders and a covered seating area. Wood garden shed. Outside lights.

Double wooden side gates give access to an off street parking area with raised borders and the detached stone built garage.

Garage

Stone built, double wooden doors; concrete floor; power and light; tap and drain.

VIEWING

By appointment with the Selling Agents.

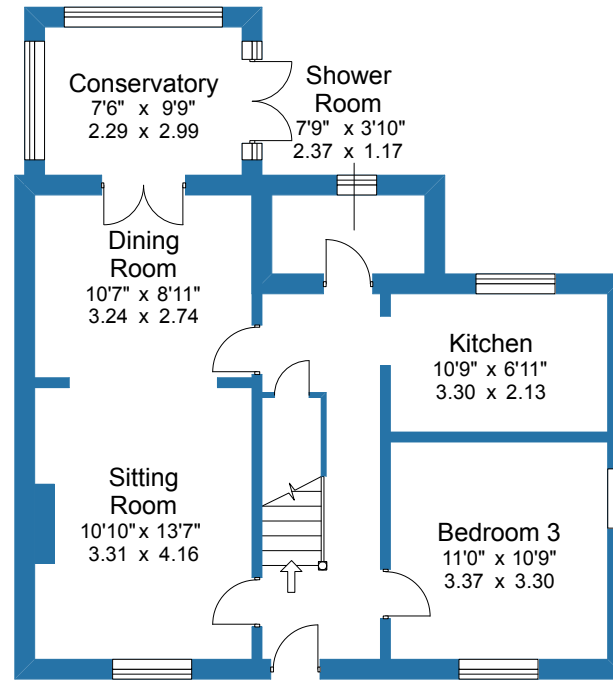
HOME REPORT

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.

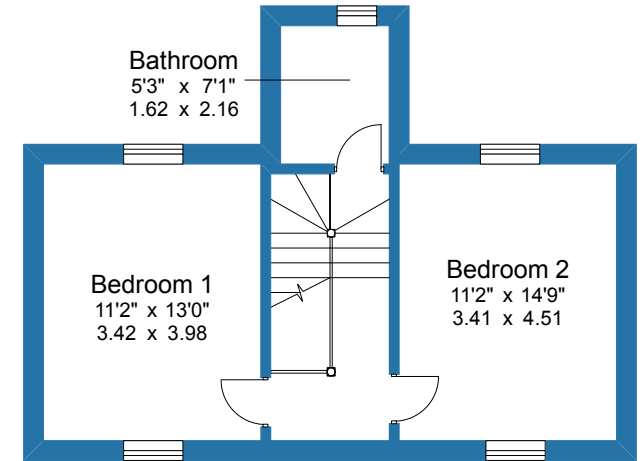
OFFERS

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.



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Castle Douglas
DG7 1NA
01556 503744

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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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