



10 Marle Place, Castle Douglas, DG7 1EF

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Offers in the region of £110,000

“Well presented, 2 bedroom,
semi-detached property with rear
garden conveniently located for
the town’s amenities”

Ground Floor

- + Lounge
- + Dining Kitchen

First Floor

- + 2 Double Bedrooms
- + Bathroom

Outside

- + Garden
- + Private Communal Car Park

EPC Rating E



LOCATION

Marle Place is an established residential area located 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, semi-detached, two storey property with rear garden and private communal car parking. The property is in excellent decorative order throughout with fitted dining kitchen, modern fitted bathroom and excellent storage throughout including built-in wardrobes in each of the two double bedrooms. It has UPVC double glazing and electric heating with a modern wall mounted electric fire in the lounge and under floor heating in the bathroom. The dining kitchen is a particularly attractive, spacious, light filled room and has direct access to the rear garden.

Outside there is an easily managed rear garden with two wooden garden sheds.

ACCOMMODATION

Ground Floor

Hall

Solid wood external front door with an obscure glazed insert; fitted storage shelf; staircase to the first floor; laminate flooring; electric panel heater; glass paned door to lounge.

Lounge

Attractive room with two front facing windows; modern wall mounted electric fire; under stair storage cupboard with shelving, meters and light; fitted carpet; modern electric panel heater; glass paned door to the dining kitchen.

Dining Kitchen

Spacious, light room with rear facing window and part glazed UPVC external door and side screen to the rear garden; natural wood effect fitted wall and floor units incorporating a stainless steel sink unit and complementing worktop extended to include a small breakfast bar area; space for free standing fridge freezer; Belling electric cooker with a double oven and Russell Hobbs chimney extractor above; space for washing machine; downlights; smoke alarm; vinyl flooring; electric panel heater.

First Floor

The staircase leads to a first floor landing. Access hatch to an excellent floored loft which has also been lined, has downlights, a window and accessed by a fitted ladder; smoke alarm; natural wood doors to the 2 bedrooms and sliding door to the bathroom.

Bedroom 1

Double bedroom with window to the front; slight coomb ceiled; built-in wardrobe; walk-in shelved airing cupboard with light storing the hot water cylinder; fitted carpet; modern electric heater.

Bedroom 2

Double bedroom with window to the rear; slight coomb ceiled; built-in wardrobe; fitted carpet; modern electric heater.

Bathroom

Velux roof window; modern white suite comprising bath with Mira shower over, waterproof panelled surround and folding shower screen, w.c. and wash-hand basin with splash-back; fitted wall mirror; electric heated towel rail; corner shelves; extractor fan; two fitted storage cupboards; laminate flooring and electric under floor heating.

General

The fitted carpets and floor coverings, curtains, roller blinds and light fittings are included in the sale.

OUTSIDE

Garden

The small front garden is laid to gravel with a paved pathway to the front door. Outside light.

The easily managed, private, rear garden comprises an area of artificial grass with a paved seating area beyond. There are two wooden garden sheds and the garden is bounded by timber fencing on three sides. Outside water tap. A paved pathway continues along the side of the property to the front.

Communal Car Park

A private communal car park is located at the front of the property.

VIEWING

By appointment with the Selling Agents.

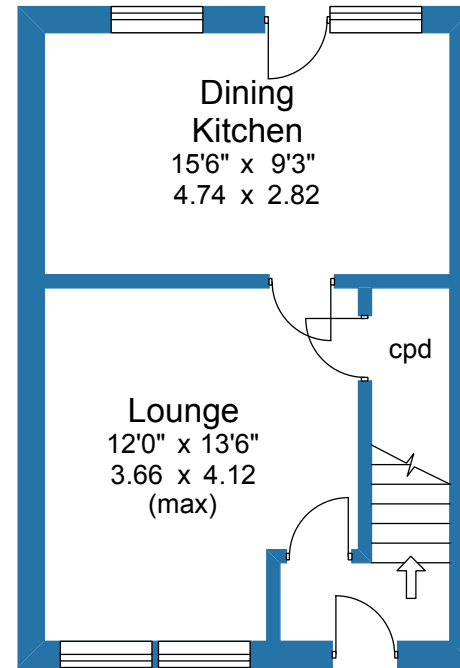
HOME REPORT

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.

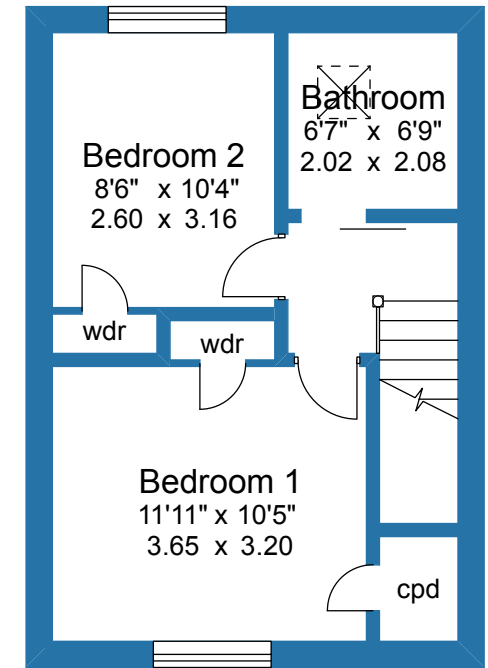
OFFERS

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.

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