



15 Whitepark Gardens, Castle Douglas, DG7 1GD

# 15 Whitepark Gardens, Castle Douglas, DG7 1GD

“Well appointed ground floor flat  
in a desirable location with views  
towards Carlingwark Loch”

## Ground Floor

- + Lounge
- + Kitchen
- + 2 Bedrooms (1 with En-Suite Shower Room)
- + Bathroom

## Outside

- + Communal Grounds
- + Communal Car Park

EPC Rating B



## LOCATION

This property lies within a beautifully landscaped development at Whitepark on the outskirts of Castle Douglas overlooking Carlingwark Loch and surrounding countryside. Castle Douglas is an attractive market town with a good range of independent shops, primary and secondary schools, park with loch, churches, theatre and all other facilities commensurate with town of its size.

## DESCRIPTION

Attractive ground floor flat with views from the front towards Carlingwark Loch. The property has been finished to a high specification throughout with modern fitted kitchen, bathrooms, solid natural wood internal doors, gas under floor heating and wood grain effect UPVC double glazing.

The communal entrance which serves four flats is in excellent order and provides a welcoming, light filled entrance. The lounge and kitchen are front facing enjoying the loch views and there are two rear facing double bedrooms (1 with en-suite shower room) and a separate bathroom. Outside, there are attractively landscaped, communal grounds which include a drying area and parking.

## ACCOMMODATION

### Ground Floor

#### Communal Entrance

Double glazed external main door and side windows to the communal entrance shared with 3 other flats; vinyl flooring; under stair storage cupboard storing meters.

#### Entrance Hall

Solid wood external front door; coat hooks; telephone entry system; central heating control and thermostat; smoke alarm; built-in storage cupboard; fitted carpet; solid natural wooden doors to the lounge, kitchen, 2 bedrooms and bathroom.

#### Lounge

Attractive, light filled room with UPVC French doors opening to the front enjoying views towards the loch; television aerial connections; central heating thermostat; fitted carpet.

#### Kitchen

Window to the front with views towards the loch; modern wood fitted wall and floor units incorporating wine rack with a black stone effect complementing worktop; 1½ bowl stainless steel sink unit and drainer; integrated dishwasher and fridge freezer; built-in stainless steel cooker with a chimney extractor above; Hotpoint washing machine; tiled splash-back; Worcester gas central heating boiler; smoke alarm; carbon monoxide detector; central heating thermostat; vinyl flooring.

#### Bedroom 1 with En-Suite Shower Room

Double bedroom with rear facing window; built-in wardrobe with hanging space, shelf above and natural wood door; central heating thermostat; fitted carpet; natural wooden door to the En-Suite Shower Room.

#### En-Suite Shower Room

White suite of w.c. and wash-hand basin with a tiled splash-back; large shower cubicle with Mira mains shower, waterproof wall panelled surround and sliding doors; extractor fan; mirror fronted cabinet; central heating thermostat; tiled flooring.

#### Bedroom 2

Double bedroom with window to the rear; television aerial connection; telephone point; central heating thermostat; fitted carpet.

#### Bathroom

White suite of bath with tiled splash-back, w.c. and wash-hand basin with tiled splash-back; fitted wall mirror; extractor fan; central heating thermostat; tiled flooring.

## OUTSIDE

Communal ground and lawns surround the property and include a drying area and communal car park.

## VIEWING

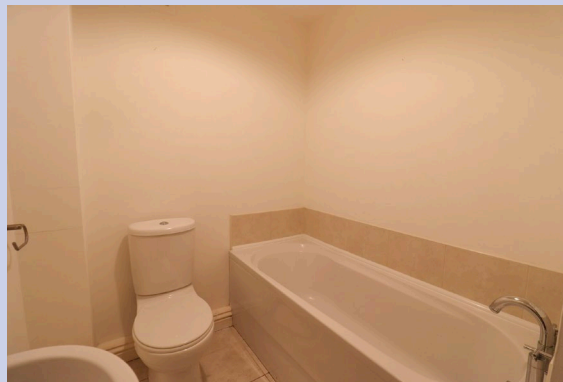
By appointment with the Selling Agents.

## 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](http://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.

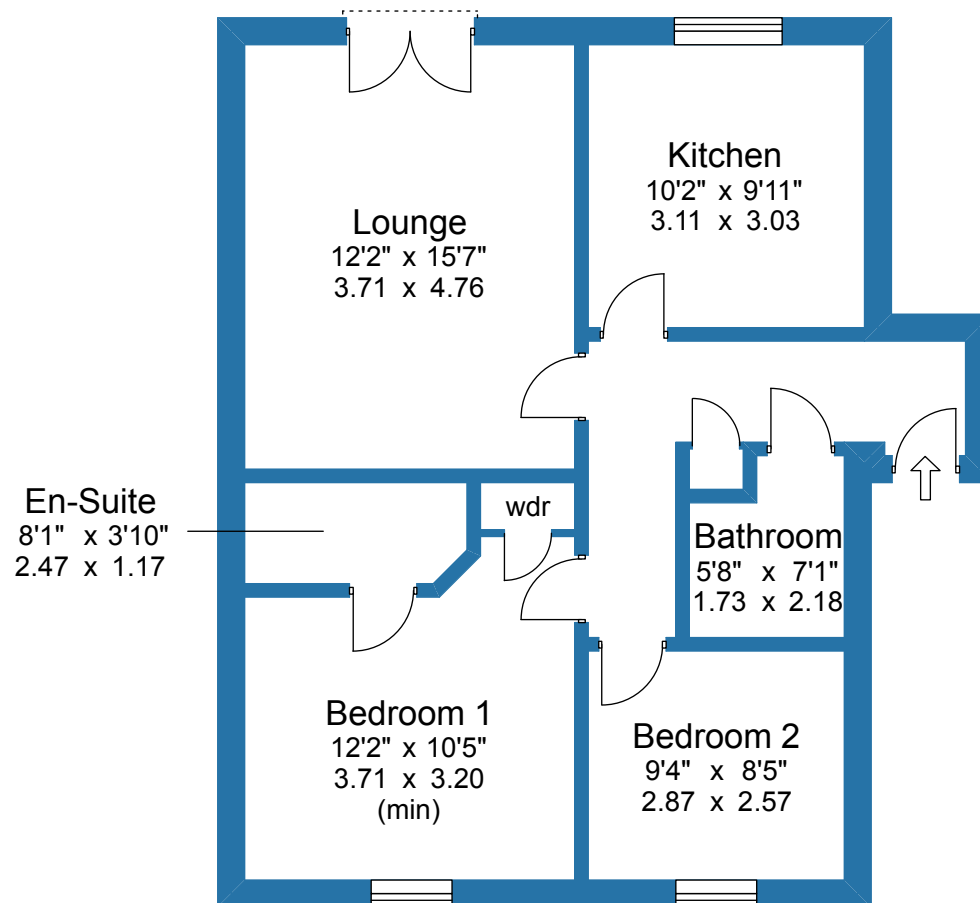




View towards the loch



View to the rear



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

