



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

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“Well presented, spacious, 3 bedroom family home in a desirable residential location close to the town centre”

Ground Floor

- + Lounge
- + Dining Room
- + Kitchen
- + W.C. Compartment

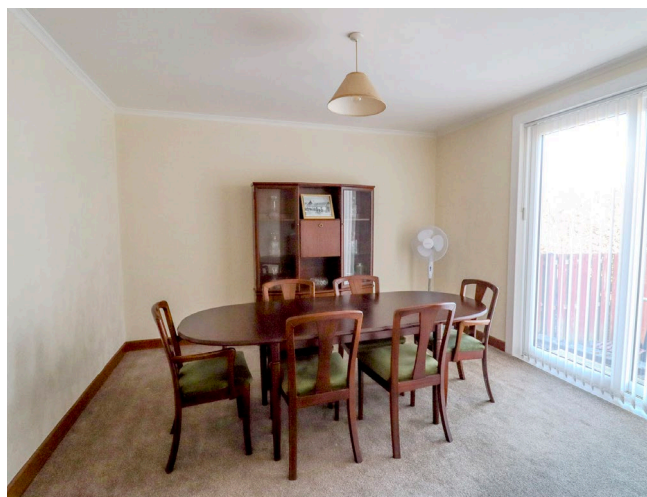
First Floor

- + 3 Double Bedrooms
- + Box Room/Study
- + Family Bathroom

Outside

- + Gardens
- + Single Garage
- + Wooden Garden Shed

EPC Rating D



LOCATION

3 St. Andrew Drive is located on a corner plot within a popular residential area of Castle Douglas, close to the town's amenities. Also known as 'The Food Town', Castle Douglas offers a wide range of independent shops, restaurants, supermarkets, primary and secondary schools, park with loch, churches, theatre, swimming pool, golf course, health centre and other facilities commensurate with a town of its size.

DESCRIPTION

Well presented, 3 bedroom, semi-detached property set within a corner plot with attached single garage and driveway. The light filled accommodation is spaciously laid out with the lounge and bedroom 1 featuring large bay windows. The bay window in bedroom 1 offers views over the town to Carlingwark Loch and to the countryside with Screel and Bengairn beyond. It has UPVC double glazing and gas central heating throughout with a gas fire in the lounge.

The spacious entrance hallway offers access to the light filled lounge at the front and kitchen at the rear. A dining room with access from both the lounge and kitchen is also located on the ground floor and features sliding doors to the rear garden. The kitchen provides access to a modern fitted w.c. compartment. Upstairs there are 3 double bedrooms, a box room which could be utilised as an office and a family bathroom. Outside there are gardens to the front, side and rear with a single attached garage and driveway.

ACCOMMODATION

Ground Floor

Hallway

UPVC part obscure glazed external front door opens into a spacious hallway; window to front porch area; doors to lounge, kitchen and under stairs cupboard with coat hooks; carpeted staircase to first floor; Honeywell thermostat; coving; radiator; smoke alarm; fitted carpet.

Lounge

Spacious, light filled lounge with large bay window to front; gas fire; door to dining room; television connection point; BT connection point; coving; radiator; fitted carpet.

Dining Room

Spacious room with UPVC sliding doors to the rear; door to kitchen; coving; radiator; fitted carpet.

Kitchen

Range of fitted wall and floor units with complementing worktops and tiled splashbacks; stainless steel sink, drainer and mixer tap; window to rear; Proline hob, Bush integrated oven; Zanussi washing machine; Hotpoint dishwasher; under counter freezer; Hotpoint freestanding fridge freezer; door to hall; obscure glazed door to W.C. compartment; wood effect composite flooring that continues through to the W.C.

W.C. Compartment

Modern fitted suite of w.c. and wash hand basin, obscure windows to side and rear; Hyco electric wall heater; waterproof wall panels to walls; cupboard housing meters and fuse box.

First Floor

First Floor Landing

Stairs to spacious landing; window to the side of the property; doors to 3 bedrooms, box room and family bathroom; hatch to attic; smoke alarm; BT connection point; fitted carpet.

Bedroom 1

Large double bedroom with bay window to the front offering views over the town towards Carlingwark Loch and to Screel and Bengairn beyond; range of built in wooden wardrobes with shelving and hanging space; television connection point; radiator; fitted carpet.

Bedroom 2

Good sized double bedroom with window to rear; radiator; fitted carpet.

Bedroom 3

Double bedroom with window to the front providing pleasing views; built in double wardrobe with shelving and hanging space; radiator; fitted carpet.

Box Room

Presently used as storage however could be used as an office; fitted carpet.

Bathroom

Suite of w.c., wash hand basin with tiled splashbacks and Mira electric shower over bath with tiles to walls; obscure window to rear; cupboard housing Worcester boiler; wall mounted mirrored cupboard; radiator; fitted carpet.

OUTSIDE

The property is situated on a good sized corner plot. A monoblock driveway leads to a single garage with a paved path to the front porch and the front garden. The front garden contains flower and shrub borders. The side garden is laid to lawn encompassed by plant borders and a small orchard. A concrete path leads to the rear garden which contains a wooden garden shed, plant and shrub borders, outside tap and access to a garden store at the back of the garage.

VIEWING

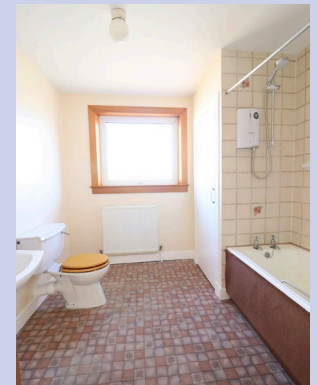
By appointment with the Selling Agents on 01556 504038

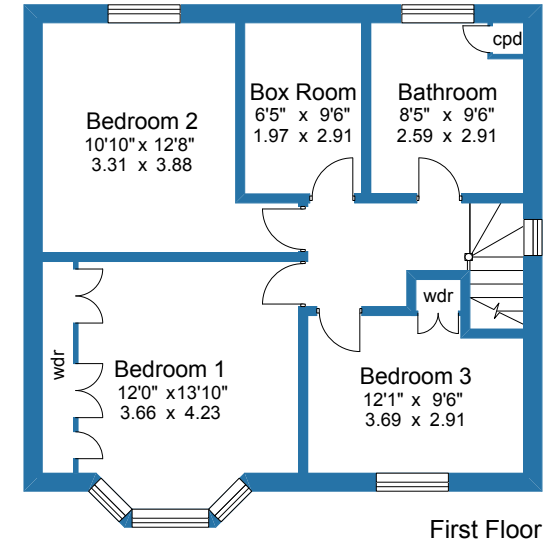
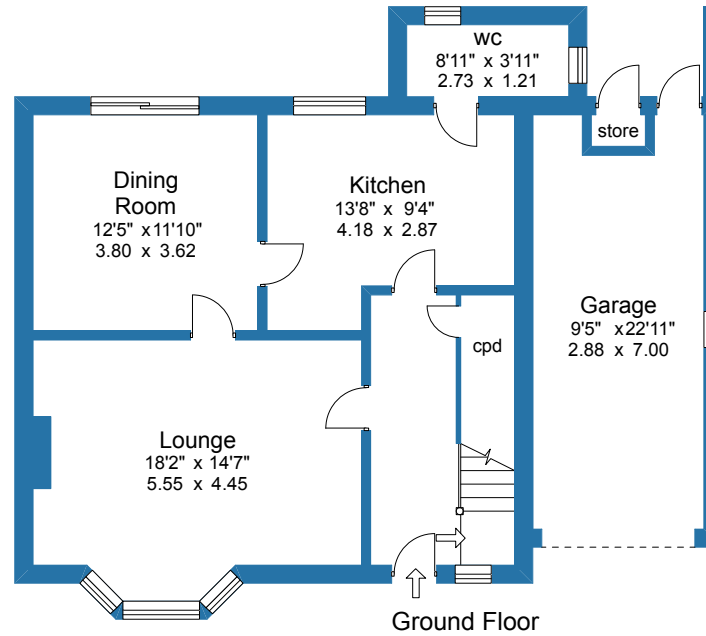
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging on www.onesurvey.org.

OFFERS

Offers 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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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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