



27 Whitepark Gardens, Castle Douglas, DG7 1GD



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“Well presented, 2 bedroom, first floor flat enjoying beautiful views towards Carlingwark Loch”

## Ground Floor

+ Communal Entrance and Staircase

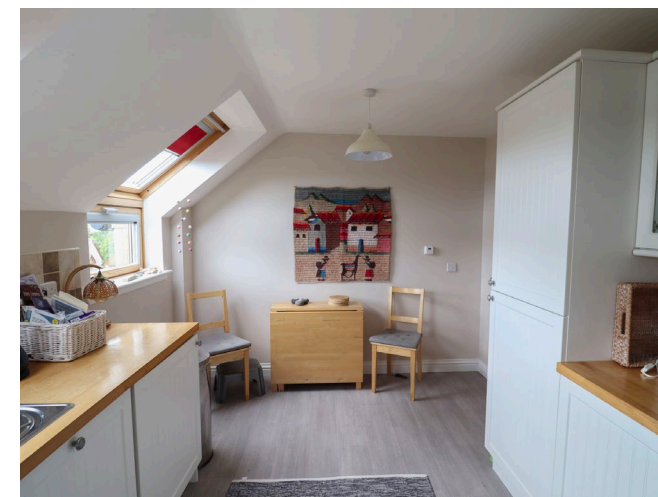
## First Floor

+ Lounge  
+ Kitchen Diner  
+ 2 Double 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

Well presented, first floor flat, enjoying beautiful elevated views towards Carlingwark Loch. The property is in good decorative order throughout and finished to a high specification which includes oak internal doors, modern fitted kitchen/diner, en-suite shower room and bathroom. It also has double glazing and gas under floor central heating.

A welcoming, light filled, communal entrance provides access to the four flats. The lounge and kitchen/diner are front facing and enjoy the loch views. There are two rear facing double bedrooms (1 with an en-suite shower room) and a separate bathroom. Outside, there are attractively landscaped, communal grounds which include a drying area and parking.

## Ground Floor

Double glazed external main door and side windows to the communal entrance shared with 3 other flats; staircase to the first floor.

## First Floor

### Entrance Hall

Solid wood external door; coat hooks; telephone entry system; central heating control and thermostat; fuse box; carbon

monoxide detector; smoke alarm; access hatch to roof space; cupboard storing Worcester gas central heating boiler; fitted carpet; natural wood doors to lounge, kitchen, 2 bedrooms and bathroom.

### Lounge

Delightful room with French doors to balcony enjoying beautiful elevated views towards the loch; wall mounted electric fire; television aerial connection; central heating thermostat; fitted carpet.

### Kitchen/Diner

Attractive, bright room with two front facing Velux windows and fitted blinds; part coomb ceiled; modern white wood fitted wall and floor units incorporating two glass fronted units with a complementing solid natural wood worktop and tiled splash-back; stainless steel 1bowl sink unit; built-in stainless steel electric cooker with chimney extractor hood above; integrated fridge freezer, dishwasher and washing machine; smoke alarm; vinyl flooring; central heating thermostat.

### Bedroom 1 with En-Suite Shower Room

Double bedroom with window to rear; part coomb ceiled; built-in wardrobe with hanging space and shelf above; television and telephone points; fitted carpet; central heating thermostat; door to en-suite shower room.

### En-Suite Shower Room

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

### Bedroom 2

Double bedroom with Velux window to rear; part coomb ceiled; fitted carpet; central heating thermostat.

### Bathroom

Modern white suite of bath, w.c. and wash-hand basin with splash-back; extractor fan; downlights; tiled flooring; central heating thermostat.

## OUTSIDE

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

## VIEWING

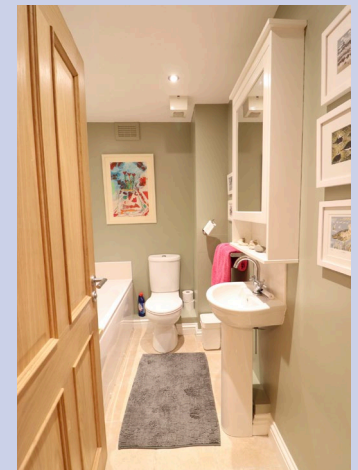
By appointment with the Selling Agents.

## HOME REPORT

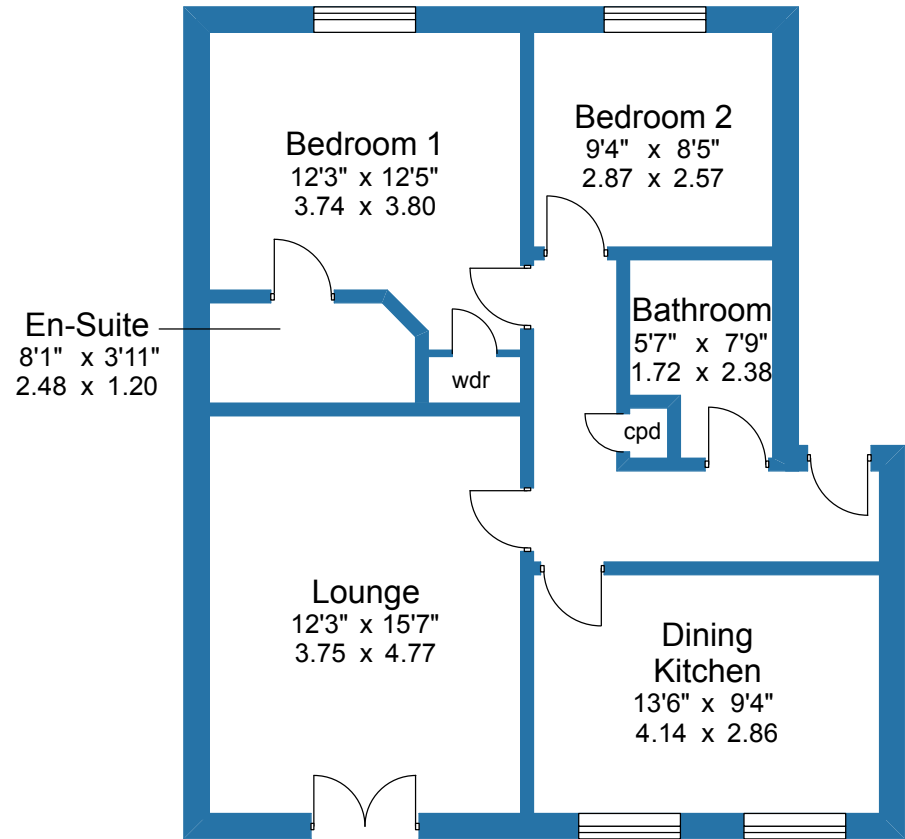
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

## 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.







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



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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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