



The Shieling, 14 Castle Douglas Road, Dumfries, DG2 7NX

GG&B
PROPERTIES

The Shieling, 14 Castle Douglas Road, Dumfries, DG2 7NX

Spacious, traditional sandstone, semi-detached home, situated in a popular residential area on the edge of Dumfries.

Ground Floor

- + Entrance Vestibule
- + Reception Hall
- + Lounge
- + Sitting Room
- + Rear Hall
- + Dining Kitchen
- + Shower Room

First Floor

- + 4 Bedrooms
- + W.C.

External

- + Garden
- + Driveway

EPC Rating D

Council Tax Band E



LOCATION

The Shieling is located within a desirable residential area on the edge of Dumfries. Close to several amenities including Palmerston Arena, The Icebowl, a Bowling green and Golf course. It is also within walking distance of the town centre, where a wide range of amenities can be found.

DESCRIPTION

This four bedroom, semi-detached home offers spacious accommodation. The property benefits from having multiple reception rooms, as well as UPVC double glazing (except where specified) and gas central heating. The property retains many desirable traditional features including high ceilings, main staircase, wood panelling, stained glass windows, tapestries and fireplaces. Rear garden grounds and a driveway complete the accommodation. The Shieling would benefit from some modernisation but would make an ideal family home.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC door with double glazed panel above into entrance vestibule.

Entrance Vestibule

Tiled flooring. Wooden obscure glass door into reception hall.

Reception Hall 3.58m x 3.37m

Spacious hall which could be used as an additional reception room. Original wooden single glazed multi panel stained glass window to front and 2 small matching windows to side. Original fireplace with tiled hearth and wooden mantelpiece (not in use). Wood panelled ceiling. Central heating radiator. Shelving. Bench. Smoke alarm and thermostat. Telephone point. Stairs to first floor. Under stair cupboard housing electric meter and fuse box. Coat hooks.

Lounge 4.74m x 3.96m

3 windows to front. Gas fire with tiled hearth and wooden mantelpiece. Central heating radiator. Television point. 3 wall lights. Small cupboard with shelf above.

Sitting Room 5.27m x 3.45m

2 wooden single glazed windows to rear and wooden single glazed door to rear with vertical blind. Central heating radiator. Fireplace with tiled hearth with wooden mantelpiece. Television point and telephone point. 4 wall lights.

Rear Hall

Doors to dining kitchen and shower room.

Dining Kitchen 5.87m x 3.87m

Window to side and window to rear with roller blinds. Range of wall and floor mounted units with stone effect worktops and tiled splashback. Breakfast bar. Stainless steel sink and single drainer. Integrated Zanussi 4 burner gas hob, oven and cooker hood. Hotpoint dishwasher, Beko tumble dryer and washing machine. Space for further appliances. Central heating radiator. UPVC double glazed obscure glass door to rear.

Shower Room 2.28m x 2.26m

Obscure glass window to side. Modern white suite of W.C., wash hand basin with range of built in cupboards and large shower cubicle with Mira shower. Respatex to full height at shower cubicle and ½ height elsewhere. Central heating radiator. 2 grab rails.

Landing

Split level landing. Large wooden single glazed stained glass window to side. 2 large original tapestries. Smoke alarm. Hatch to roof space. Central heating radiator. Skylight. Walk in cupboard housing modern Worcester combi boiler.

Bedroom 1 4.72m x 3.89m

3 windows to front. Original fireplace with tiled hearth and wooden mantelpiece. Central heating radiator.

Bedroom 2 4.31m x 3.44m

Window to rear with roman blind. Original fireplace with tiled hearth and wooden mantelpiece (not in use). Central heating radiator. Television point.

Bedroom 3 3.21m x 2.2m

Window to side. Built in double wardrobe with hanging rail. Original fireplace with tiled surround and wooden mantelpiece. Central heating radiator.

W.C. 2.77m x 1.63m

Wooden single glazed window to side. Modern white suite of W.C. and wash hand basin. Central heating radiator. Small shelved cupboards with counter above.

Bedroom 4 3.29m x 2.42m

Window to rear. Original fireplace with tiled surround and wooden mantelpiece. Central heating radiator. Shelved cupboard with mirrored door.

EXTERNAL

The front of the property is laid to paving for ease of maintenance. Paved driveway. Outdoor light. Steps to front door. Gas meter to side. Large brick built garden shed with wooden frontage and door and window to side. Paved path continues to rear garden.

The rear garden is laid mainly to lawn with borders of bushes and shrubs. Gravelled section by property. Washing lines. 3 outdoor lights.

Please Note

All blinds, carpets and white goods are included in the sale.

VIEWING

By contacting the selling agents on 01556 504 038.

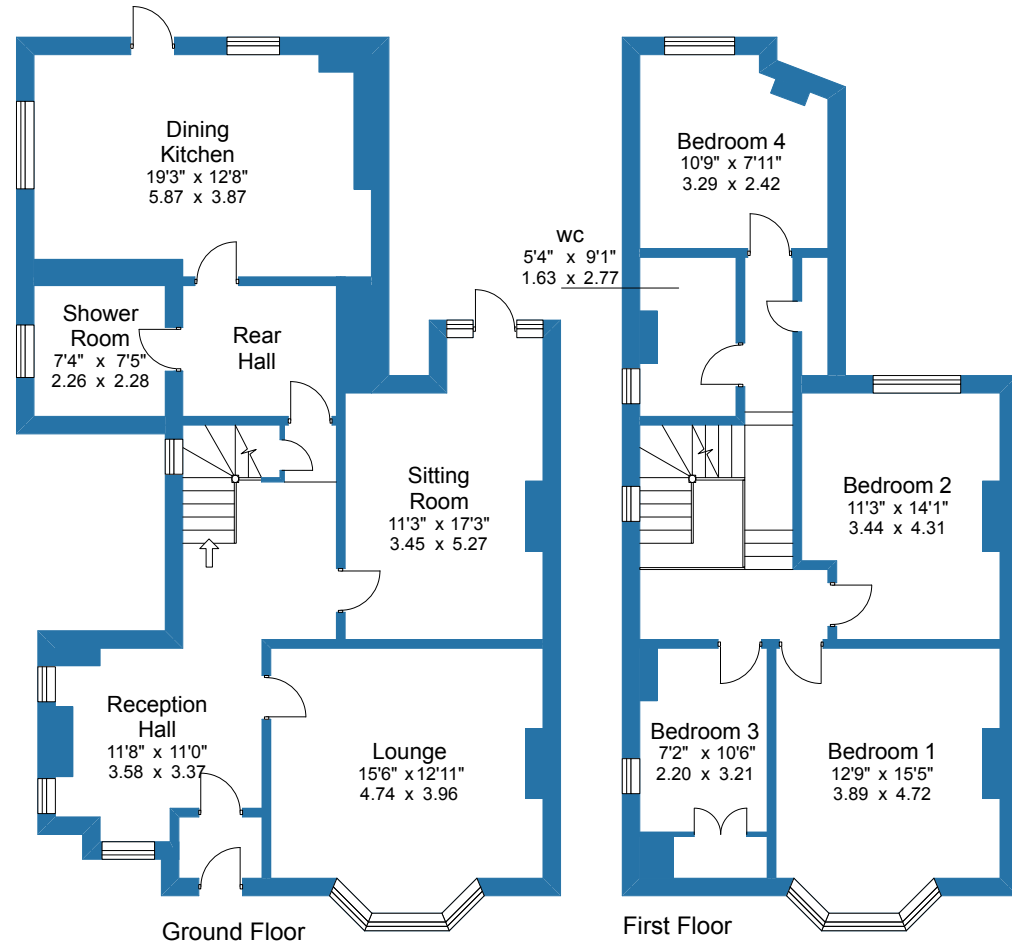
HOME REPORT

A home report has been prepared for this property and can be obtained on line at www.onesurvey.org and quoting postcode or by phone – 0141 338 6222.

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 may not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



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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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