



186 King Street, Castle Douglas, DG7 1DA



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Offers in the region of £150,000

“An exciting investment opportunity to purchase a centrally located property comprising two residential flats”

## Ground Floor

+ Entrance Vestibule and Hall

## Flat 1

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

## Flat 2

+ Open plan Lounge and Kitchen  
+ Double Bedroom  
+ Bathroom

EPC Rating D



**LOCATION**

The property is centrally located within the popular market town of Castle Douglas. 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 all other facilities commensurate with a town of its size.

**DESCRIPTION**

An exciting investment opportunity to purchase a centrally located property comprising two residential flats.

The property comprises a ground floor entrance with two residential flats spaciouly laid out over two floors enjoying well proportioned, light filled, high ceilinged rooms. It has UPVC double glazing and gas central heating.

Flat 1 is located at the front of the property and features a most spacious lounge and kitchen, two double bedrooms (1 with en-suite bathroom) and a bathroom. Flat 2 is located at the rear of the building with an open plan lounge and kitchen, 1 double bedroom and a bathroom. The current proprietors have successfully let out both properties for several years.

**ACCOMMODATION**

**Ground Floor**

**Entrance Vestibule**

UPVC external front door with obscure glazed panel above; cornicing; laminate flooring; opening through to the hall.

**Hall**

Carpeted staircase with traditional iron staircase and wooden handrail to the mid and first floor landings; cornicing; smoke detector; laminate flooring; radiator. Three stairs lead off to the rear of the property with access to Flat 2 and eight stairs to the front, lead to Flat 1.

**First Floor**

**FLAT 1**

**Entrance**

Wooden entrance door; fitted cupboard storing meters; cornicing; smoke detector; walk-in storage cupboard with light; central heating control; fitted carpet; doors to bedrooms and inner hall.

**Inner Hall**

Provides access to the lounge, kitchen and bathroom. Fitted carpet; radiator.

**Lounge**

Spacious, high ceilinged, bright room with two windows to the front; smoke detector; fitted carpet; radiator; door to the kitchen.

**Kitchen**

A good sized, bright room with large front facing window with storage cupboards under; range of fitted wall and floor units incorporating stainless steel sink and drainer; smoke and heat detectors; recently installed Worcester gas central heating boiler; electric cooker and extractor hood above; under counter fridge and washing machine; laminate flooring; radiator.

**Bedroom 1 with En-Suite Bathroom**

Spacious, light double bedroom with two windows to the front; cornicing; fitted carpet; radiator; door to en-suite.

**En-Suite Bathroom**

Window to the front; white suite of bath with Triton Dominica shower over, tiled splash-back and screen and a wash-hand basin; extractor fan; cornicing; radiator.

**Bedroom 2**

Double bedroom with rear facing window; cornicing; telephone point; fitted carpet; radiator.

**Bathroom**

Good sized room with white suite of bath with tiled splash-back and Triton electric shower over, w.c. and wash-hand basin with splash-back; extractor fan; vinyl flooring; radiator.

**Mid Floor**

**FLAT 2**

**Entrance**

Wooden entrance door; fitted cupboard storing meters; coat hooks; smoke detector; fitted carpet; radiator; doors to lounge and bedroom; five stairs lead to the bedroom.



**Open Plan Lounge and Kitchen**

**Lounge**

Bright room with side facing window; smoke detector; fitted carpet; radiator; opening through to Kitchen.

**Kitchen**

Window to the rear; range of fitted wall and floor units incorporating stainless steel sink unit and drainer with a tiled splash-back; stainless steel Beko electric cooker with extractor hood above; washing machine; under counter fridge and freezer; Ideal central heating boiler; smoke detector; carbon monoxide alarm; access hatch to roof space; laminate flooring.

**Bedroom**

Double bedroom with window to the rear; smoke detector; telephone point; fitted carpet; two radiators.

**Bathroom**

Large obscure glazed window; white suite of bath with Mira shower shower over, tiled splash-back, curtain and rail, w.c. and wash-hand basin with tiled splash-back; extractor fan; vinyl flooring.

**VIEWING**

By appointment with the Selling Agents.

**HOME REPORT**

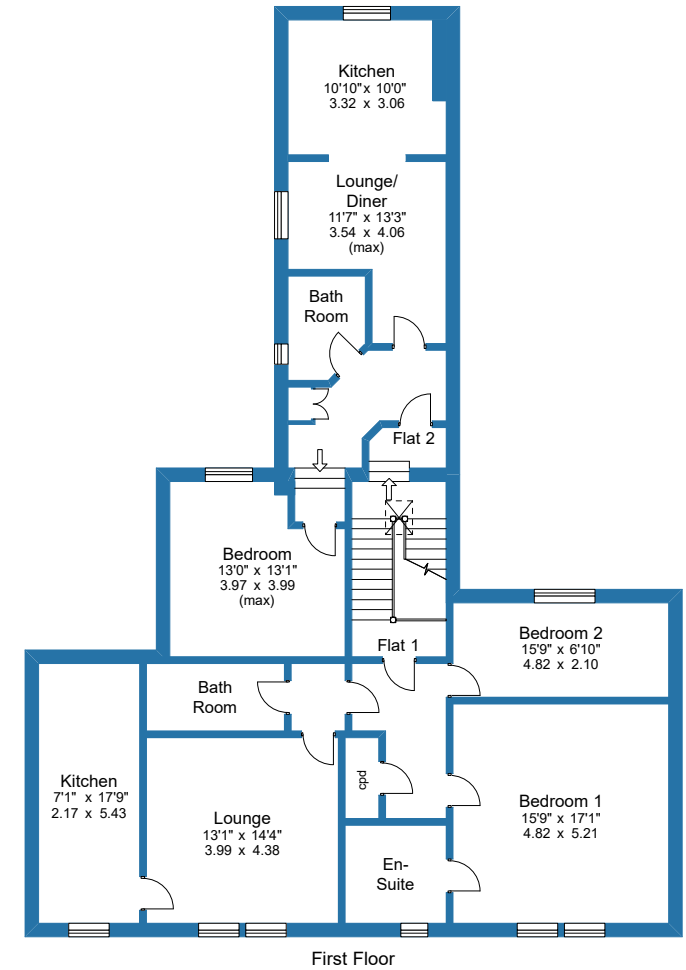
A Home Report has been prepared for this property and can be obtained by logging on to [espc.com](http://espc.com) or requesting from the Selling Agents directly at [mail@ggblaw.co.uk](mailto:mail@ggblaw.co.uk).

**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.







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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