



186B King Street, Castle Douglas, DG7 1DA

GG & B  
PROPERTIES

# 186B King Street, Castle Douglas, DG7 1DA

Offers in the region of £85,000

“Centrally located, spacious,  
2 bedroom flat”

## Ground Floor

+ Entrance Vestibule and Hall

## First Floor

+ Lounge  
+ Kitchen  
+ 2 Double Bedrooms (1 with En-Suite Bathroom)  
+ 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 opportunity to purchase a centrally located flat. The property comprises a ground floor entrance with two residential flats spaciously laid out over two floors enjoying well proportioned, light filled, high ceiled rooms with UPVC double glazing and gas central heating.

186B 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.

The current proprietor has successfully let out both 186A and 186B King Street 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 A and eight stairs to the front, lead to Flat B.

### First Floor

#### 186B King Street

#### 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 ceiled, bright room with two windows to the front; smoke detector; fitted carpet; radiator; door to the kitchen.



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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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## 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.



## VIEWING

By appointment with the Selling Agents or by contacting the seller direct out with office hours on 0775 4489 653.

## HOME REPORT

A Home Report has been prepared for this property and can be obtained by logging on to espc.com or requesting from the Selling Agents directly at 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.

