



86 Queen Street, Castle Douglas, DG7 1EG

GG & B
PROPERTIES

86 Queen Street Castle Douglas, DG7 1EG

Offers over £125,000

“Traditional, end-terraced, cottage with generous-sized rear garden centrally located and convenient for the town’s amenities”

Ground Floor

- + Sitting Room
- + Dining Room/Bedroom
- + Kitchen
- + Bedroom
- + Bathroom

Attic Floor

- + 2 Attic Rooms

Outside

- + Rear Garden
- + Outhouse
- + Greenhouse

EPC Rating E



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

Traditional, end-terraced, double-fronted cottage with a generously-sized rear garden. The property enjoys well proportioned, high ceilinged, flexible, ground floor accommodation with two useful attic rooms.

The property briefly comprises a sitting room and a dining room (which could also be utilised as a second double bedroom) located at the front of the property with kitchen and a double bedroom overlooking the garden at the rear. The side facing bathroom completes the accommodation. It has substantial double glazing with gas central heating and an electric fire in the sitting room.

The property would benefit from refurbishment throughout but has the potential to create a comfortable home with a great rear garden.

ACCOMMODATION

Ground Floor

Entrance Vestibule

UPVC external front door with obscure glass insert; high ceilinged with traditional cornicing; meters and fuse box; telephone point; smoke detector; walk-in under stair storage cupboard with coat hooks and light; vinyl flooring; doors to sitting room and dining room/bedroom.

Sitting Room

Window to front with built-in storage cupboards under; traditional tiled fire-place with electric fire; fitted shelves airing cupboard; television aerial connection; high level display shelving; fitted carpet; radiator; door to the inner hall.



Dining Room/Bedroom

Window to front with built-in storage cupboards under; traditional wooden fire-place (blocked off); built-in shelved storage cupboard; cornicing; fitted carpet; radiator.

Inner Hall

The inner hall provides access to the kitchen, rear bedroom, bathroom and a door gives access to the staircase and the two attic rooms. Coathooks; ceiling access hatch; central heating thermostat; fitted carpet; radiator.

Kitchen

Bright room with window to the rear overlooking the garden; stainless steel sink unit and drainer with storage cupboards under, worktop and two matching wall units; tiled splash-back; Logic washing machine; Indesit gas cooker; smoke detector; carbon monoxide detector; built-in shelved storage cupboard also storing the Worcester gas central heating boiler and central heating control; vinyl flooring; obscure double glazed external door to the rear garden; radiator.

Bedroom

Double bedroom with window to the rear overlooking the garden; Baxi Brazilia gas heater; fitted carpet.

Bathroom

Obscure single glazed window to the side; white suite of bath with Calypso Plus electric shower over with tiled splash-back, curtain and rail, w.c. and wash-hand basin, also with a tiled surround; tiled storage shelf with storage cupboard under; fitted carpet; electric heated towel rail; radiator.

Attic Floor

Attic Landing

A steep carpeted staircase, lit by a Velux roof window, leads to the attic floor landing with built-in storage cupboard and doors leading to the two attic rooms.

Attic Room 1

Coomb ceiled; Velux roof window to the rear; double shelved storage cupboard; fitted carpet.

Attic Room 2

Coomb ceiled; Velux roof window to the rear; fitted carpet.

Outside

Rear Garden

The rear garden comprises an elevated paved seating area, a pathway at the side leads down to a large flower bed, vegetable garden, greenhouse and large gravelled area. A side gate gives access to a shared pathway alongside the property, to a further side gate leading on to Queen Street.

Outhouse

A brick built outhouse adjoins the property at the rear.

VIEWING

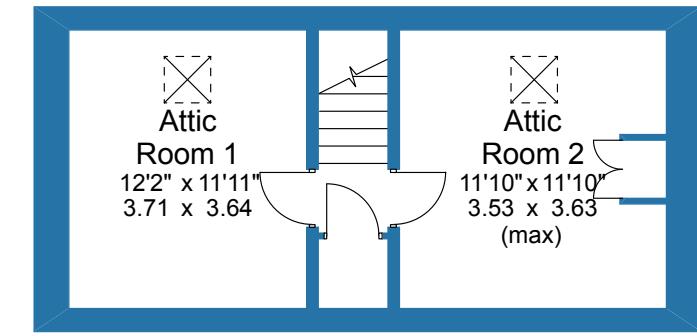
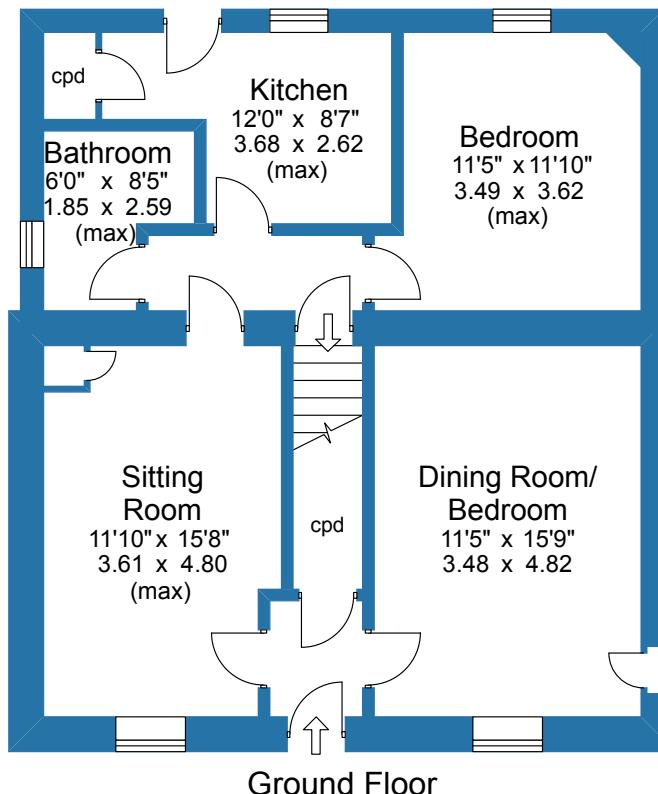
By appointment with the Selling Agents.

HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting the Selling Agents (01556 503744/property@gblaw.co.uk) or from espc.com.

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.



For illustrative purposes only. Not to scale.

**GG&B
PROPERTIES**

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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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