



186A King Street, Castle Douglas, DG7 1DA

GG & B
PROPERTIES

186A King Street, Castle Douglas, DG7 1DA

Offers in the region of £65,000

“Centrally located, well-presented,
1 bedroom flat”

Ground Floor

+ Entrance Vestibule and Hall

Mid Floor

+ 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 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

ceilinged rooms with UPVC double glazing and gas central heating.

186A is located at the rear of the building with an open plan lounge and kitchen, 1 double bedroom and a bathroom. The current proprietor has successfully let out 186A and 186B 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.

Mid Floor

186A King Street

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.



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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
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 Beka 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 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 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.

