



**19 Ardcoil Avenue, Castle Douglas, DG7 3EG**

# 19 Ardcoil Avenue, Castle Douglas, DG7 3EG

Offers in the region of £315,000

“Well presented, modern, 4 reception/4 bedroom family home located on the edge of a cul-de-sac within a popular residential development”

## Ground Floor

- + WC
- + Dining Room
- + Lounge
- + Conservatory
- + Dining Kitchen
- + Utility Room
- + Sitting Room

## First Floor

- + 4 Bedrooms (1 with En-Suite Shower Room)
- + Family Bathroom

## Outside

- + Gardens
- + Garage

EPC Rating C



## LOCATION

The property is attractively located in a cul-de-sac adjoining fields at the rear within a private residential development on the north side of Castle Douglas. The property is convenient for local amenities and lies within approximately a mile of the town centre and most local facilities. A health centre and chemist, large supermarket and Castle Douglas High School are situated nearby. Castle Douglas is a popular market town, also known as "The Food Town", and offers a wide range of independent shops, restaurants, supermarkets, primary and secondary schools, park with loch, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

## DESCRIPTION

Well presented, modern, detached family home with garage set within easily maintained gardens and enjoying some open views across town towards Screel. The property provides attractive, spacious, flexible accommodation arranged over two floors with light filled rooms throughout. It is finished in a modern traditional style with neutral décor and floor coverings throughout. There is UPVC double glazed astragal windows, gas central heating and underfloor heating in the conservatory.

The welcoming entrance hall with WC off and staircase to the first floor, gives access to an attractive front facing dining room with a lovely bay window, adjoining spacious lounge with French doors that open in to a generous sized conservatory, a delightful addition to the property which has direct access to the rear garden. A modern, well-appointed dining kitchen and utility room with appliances also gives access to the rear garden and also leads to an additional sitting room which has been converted from one of the single garages. Upstairs, the light-filled landing leads to three double bedrooms, each with built-in wardrobes (one with an en-suite shower room) and a fourth single bedroom, all served by a modern fitted bathroom with a separate shower enclosure. Outside, there are easily managed, level gardens laid largely to lawn, seating areas, single garage and parking.

The sellers have been the property's sole owners since the property was built in 2006 and it has been used as a second home for their own personal use only. The sellers are chain-free. Many items of furniture can be included if required.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Part leaded glass UPVC external front door; staircase with traditional style balustrade to first floor; security alarm control pad; heat and smoke detectors; central heating control; central heating thermostat; tiled flooring; radiator; part glazed French doors to the dining room, part glazed doors to the lounge and dining kitchen, and panelled door to the WC.

#### WC

Obscure glazed window to front; white suite of w.c. and corner wash-hand basin with a white tiled splash-back; tiled flooring; radiator rail.

#### Dining Room

Attractive room with bay window to the front and distant views; coving; fitted carpet; radiator.

#### Lounge

Spacious room with astragal French doors opening in to the conservatory with small side windows; television and telephone points; coving; fitted carpet; radiator.

#### Conservatory

Generous sized addition with UPVC windows on three sides and French doors opening in to the rear garden; ceiling fan light; tiled flooring; radiator; thermostatically controlled underfloor heating,

#### Dining Kitchen

Spacious, light room with windows to the rear and side; modern fitted wall and floor units with a complementing worktop and tiled splash-back; stainless steel 1½ bowl sink unit; built-in stainless steel Whirlpool four ring gas hob, electric oven and Lux Air extractor fan; integrated Indesit dishwasher; freestanding Beko fridge freezer; under stair storage cupboard with light, hooks and security alarm; central heating control; carbon monoxide detector; heat detector; Vent Axia extractor fan; tiled flooring; radiator; part glazed door to utility room and door to sitting room.

### Utility Room

Part leaded glass UPVC external door to the rear garden with a small side window; modern fitted wall and floor units with a complementing worktop (matching to the dining kitchen) and tiled splash-back; stainless steel 1½ bowl sink unit; Hotpoint washing machine and tumble dryer; Vent Axia extractor fan; tiled flooring; radiator.

### Sitting Room

Good sized room with large window to the front with distant open views towards the hills; television point; fitted cupboard storing electric meters and fuse box; laminate flooring; radiator.

### First Floor

#### First Floor Landing

The carpeted staircase with traditional balustrade and banister continues across the spacious and light first floor landing; front facing window with distant views towards Screel; walk-in shelved airing cupboard with light; hatch to roof space; smoke and heat detectors; fitted carpet; radiator; panelled doors to 4 bedrooms and bathroom.

#### Bedroom 1

Double bedroom with window to the rear; two double built-in wardrobes with hanging space, shelving and part mirror fronted folding doors; telephone point; fitted carpet; radiator; door to en-suite shower room.

#### En- Suite Shower Room

Obscure glazed window to the side; white suite of w.c. and wash-hand basin with a tiled splash-back and storage shelf; large shower cabinet with Mira Sport shower and a white tiled surround; Vent Axia extractor fan; tiled flooring; radiator rail.

#### Bedroom 2

Double bedroom with window to the rear; built-in triple door wardrobe with hanging space, shelving and part mirror fronted folding doors; fitted carpet; radiator.

#### Bedroom 3

Double bedroom with high level window to the front with views, and window to the side; built-in triple door wardrobe with hanging space, shelving and part mirror fronted folding doors; fitted carpet; radiator.



#### **Bedroom 4**

Window to front with distant views across town and the hills beyond; fitted carpet; radiator.

#### **Bathroom**

Obscure glazed window to rear; white suite of bath with a white tiled splash-back, w.c. with concealed cistern and wash-hand basin in vanity unit with a white tiled splash-back; substantially tiled walls; built-in shower cubicle with Mira Sport shower, tiled splash-back and folding doors; Vent Axia extractor fan; tiled flooring; radiator towel rail.

#### **OUTSIDE**

##### **Garden**

The property is approached by a monoblock driveway and pathway. The well maintained gardens comprise grass borders and some shrubs at the front. Outside light.

The enclosed, private rear garden is laid to lawn with some shrubs, raised bed and a patio area which extends round to a further sheltered seating area located behind the garage. Wooden garden shed. Outside lights.

##### **Garage**

Aluminium up and over door; concrete floor; Vaillant gas central heating boiler; access hatch to roof space; power and light; part glazed astragal UPVC external door to the garden; gas meter box attached to the outside of the garage.

#### **VIEWING**

By appointment with the Selling Agents.

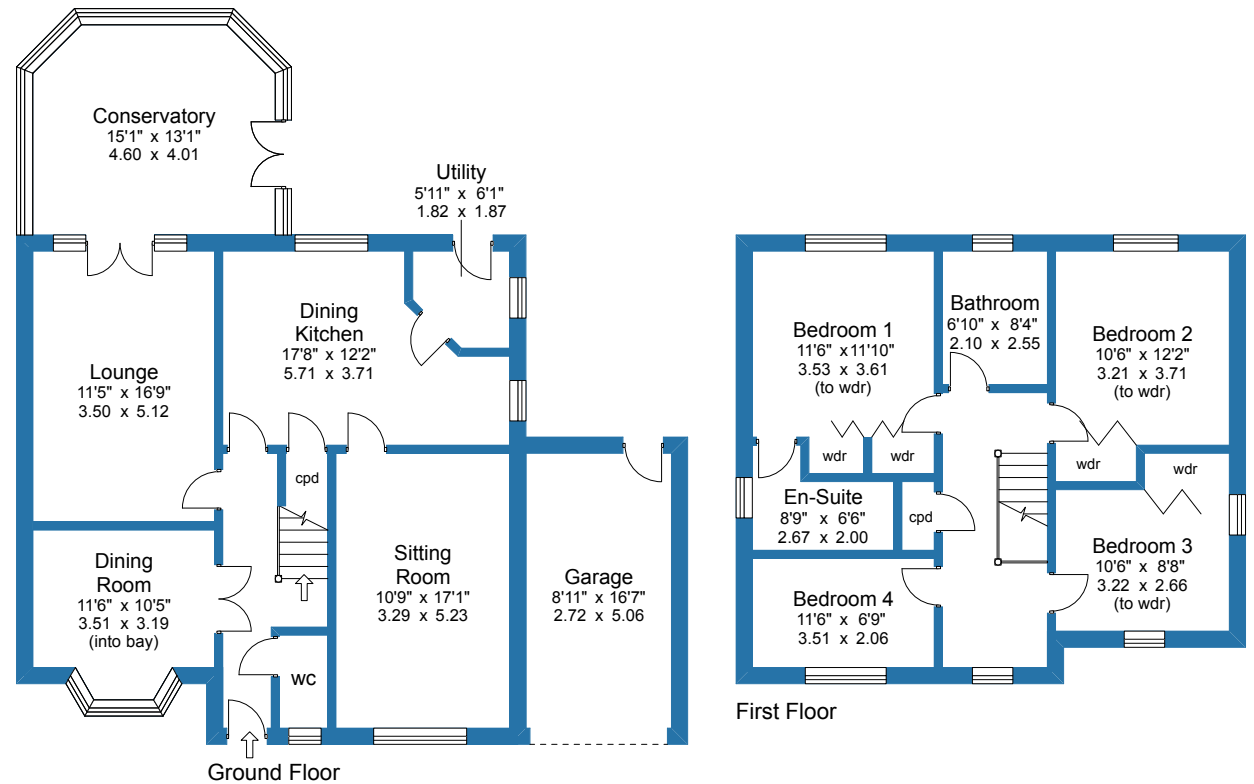
#### **HOME REPORT**

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

#### **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.



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 Castle Douglas  
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 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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