



**Gleniris, 54 Abercromby Road, Castle Douglas, DG7 1BA**



# Gleniris, 54 Abercromby Road, Castle Douglas, DG7 1BA

Offers over £265,000

“Beautifully presented, detached bungalow with generous gardens and garage attractively located on the edge of town”

## Ground Floor

- + Open plan Lounge and Dining Room
- + Kitchen
- + 3 Double Bedrooms
- + Bathroom
- + Outside
- + Garden
- + Garage

EPC Rating D

Council Tax Band E



## LOCATION

Gleniris is located in an elevated position on the edge of town adjoining fields at the rear and side. It is within easy walking distance of King Street and a short distance from the town's golf course. Castle Douglas is a popular market town with a good range of independent shops, supermarkets, primary and secondary schools, park with loch, churches, theatre, swimming pool and other facilities commensurate with a town of its size.

## DESCRIPTION

Beautifully presented, traditional, detached bungalow enjoying an elevated open aspect. The property has well proportioned, high ceiled, light filled rooms with UPVC double glazing, gas central heating and a gas fire in the lounge. The open plan lounge/dining room and master bedroom are particularly attractive, each having large bay windows with window seats and elevated open views across the town.

The property has been fully modernised throughout including full internal redecoration, new flooring, external re-rendering and painting, installation of a bespoke kitchen with integrated appliances, new boiler and new external rear door.

There are sunny aspect garden grounds to the front and rear, with the rear garden backing directly onto fields. It has a single garage.

## ACCOMMODATION

### Ground Floor

#### Entrance Vestibule

Traditional wooden external front door with obscure leaded glass insert; cornicing; electric meter and fuse box; coat hooks; wooden flooring; traditional obscure leaded glass inner door to hall.

#### Hall

Obscure glazed hatch with fitted ladder to the partially floored and insulated roof space; downlights; two smoke alarms; heating thermostat; wood flooring; radiator; glazed doors to lounge/dining room and kitchen, part glazed door to bathroom and wooden doors to bedrooms.

#### Open plan Lounge and Dining Room

Attractive, spacious, light room with large bay window to the front and window seat under; additional window to front; traditional fire-place with living-flame gas fire and wooden mantelpiece; television and telephone points; cornicing; smoke alarm; downlights; wood flooring; two radiators.

#### Kitchen

Window to rear and small obscure glass window to side (inside cabinet); range of bespoke modern floor and wall mounted units with stone effect worktops and splashback; integrated Hotpoint electric ceramic hob and extractor hood, Bosch double oven, Beko dishwasher and Bosh tall fridge freezer; Blomberg washing machine and Beko tumble dryer; 1½ stainless steel sink and drainer; smoke/heat alarm and carbon monoxide alarm; downlights; wood flooring; radiator; part glazed UPVC external door to garden.

#### Bedroom 1

Bright, spacious master bedroom with large bay window to the front and window seat under; double wardrobe with hanging rail and shelving; cornicing; fitted carpet; radiator.

#### Bedroom 2

Window to the rear; triple wardrobe with shelving; wooden floor; radiator.

#### Bedroom 3

Window to the rear; double wardrobe with hanging rail and shelving; fitted carpet; radiator.

#### Bathroom

Obscure glass window to rear; modern white suite of bath with Mira mains shower over, folding screen and waterproof wall panelled surround, w.c. and wash-hand basin; UPVC lined ceiling; shaving point; extractor fan; downlights; cupboard housing Worcester combi boiler and further shelved cupboard below; wooden flooring; radiator rail.

## OUTSIDE

### Garden

The front garden comprises two sections of lawn separated by fencing with well-established borders of mature shrubs and trees. A paved pathway with steps, leads up to the front entrance from Abercromby Road. Outdoor light and working traditional street lamp. Gravelled area by the front of the property with a gas meter. Pathways and side gates at either side lead to the rear garden.

The elevated, sunny aspect rear garden is surrounded by fields on three sides giving the garden a countryside feel and an excellent degree of privacy. The garden is laid mainly to lawn with mature hedge borders, seating areas and flower beds. There are a wooden garden shed, outdoor lights and an outdoor power point.

### Garage

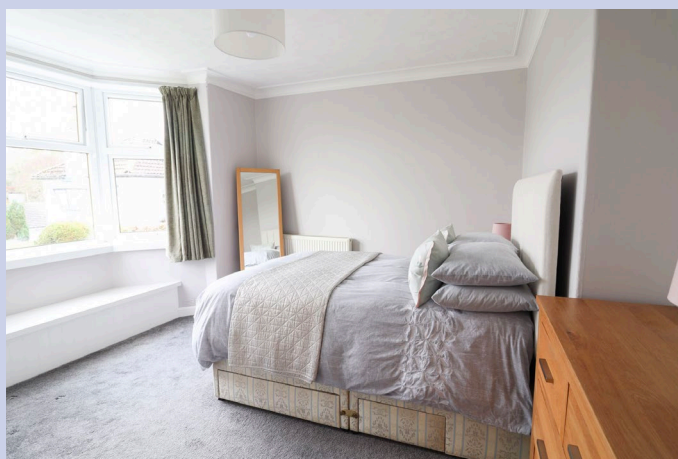
Single garage with concrete floor and Garador up and over door; ceiling light; water tap.

### General

The fitted carpets, floor coverings, curtains, white goods, wardrobes and ceiling light fittings are included in the sale.

### VIEWING

By appointment with the Selling Agents.



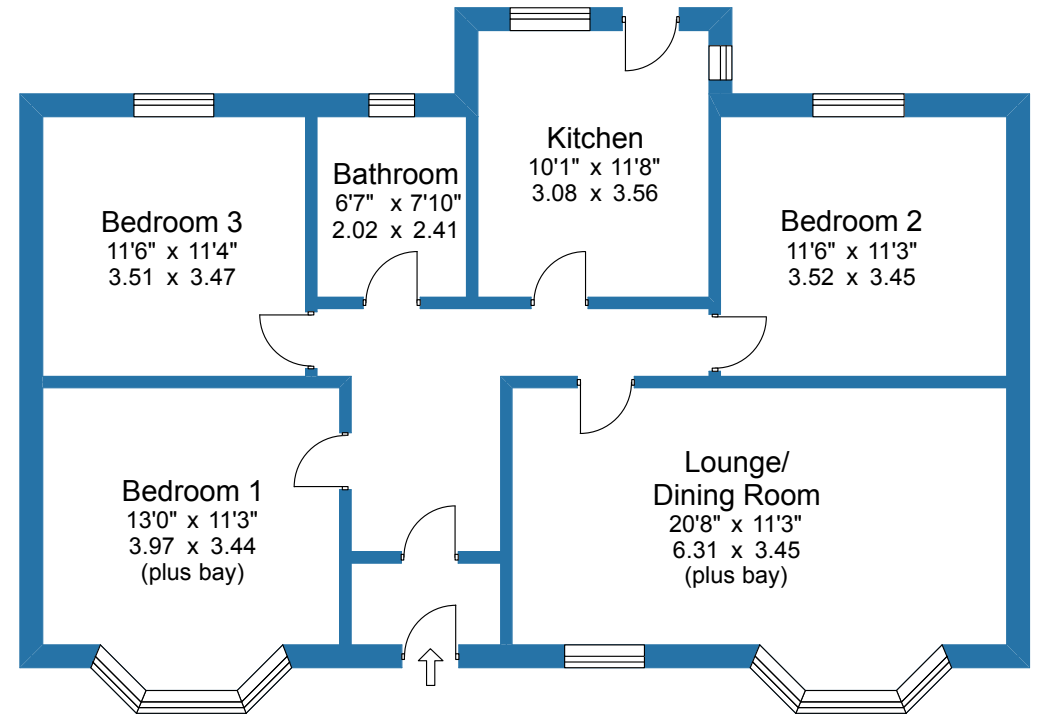


### HOME REPORT

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.



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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

