



71 Carlingwark Street, Castle Douglas, DG7 1HD

71 Carlingwark Street, Castle Douglas, DG7 1HD

Offers over £146,000

“Traditional, detached, property with sizeable rear garden enjoying elevated views towards Lochside Park and Carlingwark Loch”

Ground Floor

- + Lounge
- + Kitchen
- + Double Bedroom
- + Bathroom

First Floor

- + 2 Single Bedrooms
- + Study

EPC Rating E



LOCATION

The property is located on an elevated site within a residential area in the south-west of 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, detached, one and a half storey extended property with sizeable rear garden enjoying elevated views from the rear towards Lochside Park and Carlingwark Loch. The property is laid out over two floors and comprises on the ground floor, spacious front facing lounge and bedroom 1, with a fitted kitchen and modern bathroom located at the rear. Upstairs, there are two single bedrooms and a study which has excellent views. The property has UPVC double glazing and gas central heating.

This property offers a comfortable living environment but would benefit from some refurbishment throughout. The property is chain free.

ACCOMMODATION

Ground Floor

Entrance Hall

Double glazed external front door; small front facing window; staircase to the first floor; under stair storage cupboard with double doors; fitted cupboard storing meters and fuse box; further shelved under stair storage cupboard; large storage cupboard with hanging space and Drayton central heating control; fitted carpet; radiator; obscure glass door to lounge, doorway to kitchen and doors to bedroom 1 and bathroom.

Lounge

Spacious, light room with large front facing window; fire-place recess; fitted wooden television shelf with storage cupboards under, extended to include further shelving with some glass sliding doors; television aerial connection; smoke detector; central heating thermostat; fitted carpet; radiator.

Kitchen

Window to the rear with views towards the park and Carlingwark Loch; part obscure glazed UPVC external door to the rear garden and small side window; white wooden fitted wall and floor units with a complementing worktop and 1½ bowl sink unit; built-in Whirlpool gas hob with a tiled splash-back and extractor hood; built-in Whirlpool electric oven; integrated under counter fridge; space for washing machine; Ideal Mexico 2 gas central heating boiler; heat detector; carbon monoxide alarm; fitted carpet tiles; radiator.

Bedroom 1

Spacious double bedroom with large window to the front; fitted carpet; radiator.

Bathroom

Obscure glazed window to the rear; white suite of shower bath with Triton Opal 3 electric shower and curved shower screen, w.c. and wash-hand basin with towel rail under; fully tiled walls; tiled flooring; radiator.

First Floor

First Floor Landing

A carpeted staircase leads to the first floor landing; coomb ceiled; built-in cupboard with shelving and hanging space; smoke detector; doors to the 2 bedrooms and obscure glass door to the study.

Bedroom 2

Single bedroom with window to the front; coomb ceiled; fitted carpet; radiator.

Bedroom 3

Single bedroom with window to the front; coomb ceiled; wall light; fitted carpet; radiator.

Study

Window to the rear with excellent open views towards Lochside Park and Carlingwark Loch; coomb ceiled; 2 doors to eaves (1 of which stores the hot water cylinder); fitted carpet; radiator.

OUTSIDE

Garden

The house frontage adjoins the public footpath and a side tarmac pathway gives access to the rear of the property. Outside light.

The sizeable rear garden comprises a large paved seating area with lovely elevated open views. Steps lead down to a gently sloping lawn with planted borders. Outside water tap and outside light.

VIEWING

By appointment with the Selling Agents.

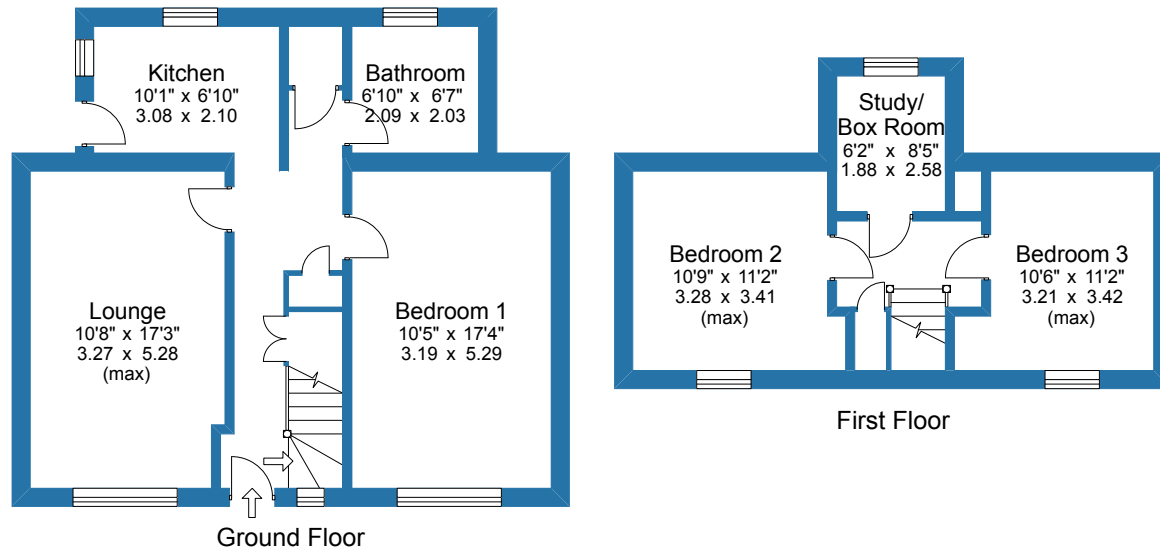
HOME REPORT

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 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

