



15 Brown Crescent, Castle Douglas, DG7 1JQ

GG&B
PROPERTIES

15 Brown Crescent, Castle Douglas, DG7 1JQ

Offers in the region of £90,000

“Semi-detached, one bedroom,
bungalow set in an elevated position
and convenient for local facilities”

Ground Floor

- + Lounge
- + Kitchen
- + Bedroom
- + Wet Room

Outside

- + Outside
- + Garden

EPC Rating D



LOCATION

The property is located within an established residential area in the north-east of Castle Douglas, convenient for all local facilities within the town. Castle Douglas is a popular market town with a good range of independent shops, primary and secondary schools, park with loch, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

DESCRIPTION

Semi-detached bungalow with gardens enjoying an elevated position. The property has well proportioned, light filled, ground floor accommodation comprising lounge, kitchen, double bedroom and wet room. The windows are aluminium single glazed and it has gas central heating. Outside, there are planted beds at the front of the property and a small gravelled area at the rear with a garden shed.

ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed wooden external front door opening in to the entrance hall which provides access to the lounge, bedroom and wet room; central heating thermostat; coat hooks; smoke detector; fitted carpet; radiator.

Lounge

Spacious, light filled room with large window to front and small side window overlooking the front entrance; built-in cupboard housing electric meter and fuse box; double built-in shelved storage cupboard; TV connection point; smoke detector; radiator; storage heater.

Kitchen

Window to the rear; range of fitted floor and wall units with complementing worktop; space for cooker; stainless steel sink and drainer; tiled splash-back; space for washing machine; heat detector; extractor fan; fitted carpet; door to rear vestibule.

Rear Vestibule

This space allows access to the rear garden through a part obscure glazed UPVC external door; generous sized walk-in store room; cupboard housing the Potterton gas central heating boiler; Danfoss water heater timer; heat detector; carbon monoxide detector; access hatch to roof space.

Bedroom

Windows to the rear and side; two built-in double wardrobes with hanging space and drawer units; Openreach connection point; fitted carpet; radiator.

Wet room

Obscure window to the front; walk-in shower area with Triton electric shower and waterproof wall panelled surround; white suite of w.c. and wash-hand basin; Vent-Axia extractor fan; fitted wall mirror; vinyl flooring; radiator.

OUTSIDE

Garden

Steps lead through established flower and shrub beds to a gravelled area and the covered front entrance of the property with outside light. The rear garden is laid to gravel with washing line, wooden garden shed, outside water tap and outside light.

VIEWING

By Appointment with Selling Agents on 01556 503744.

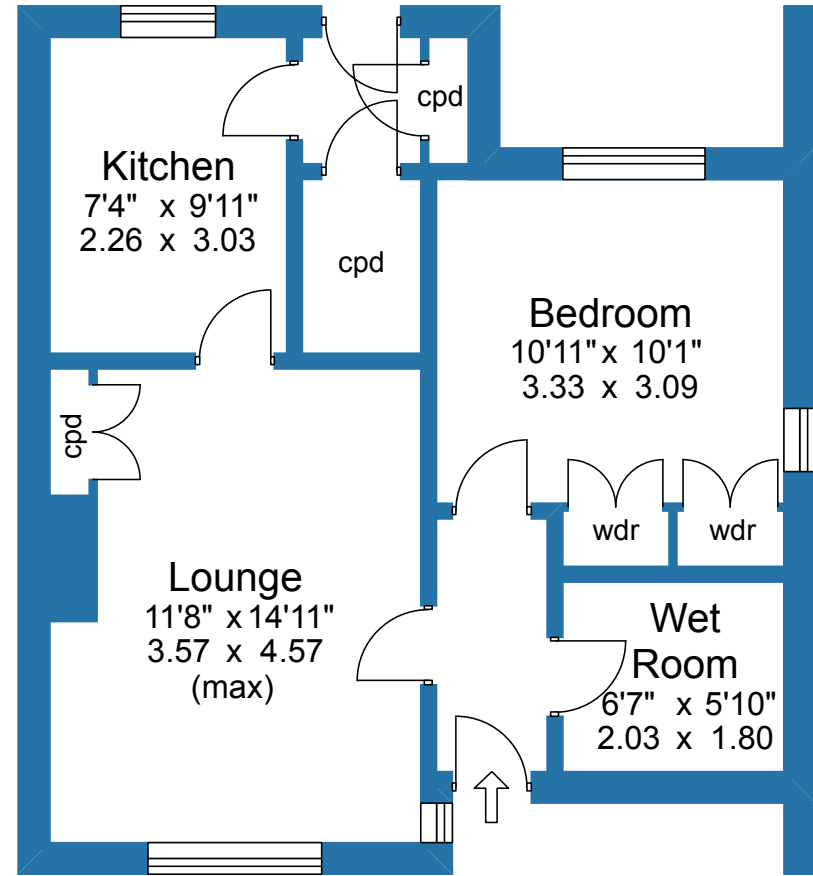
Home Report

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.

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