



Bella-Vista, Academy Street, Castle Douglas, DG7 1EE

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Offers over £275,000

“Beautifully presented, traditional, detached bungalow set in generous landscaped gardens enjoying far reaching views across town towards Carlingwark Loch.”

Ground Floor

- + Lounge
- + Dining Room
- + Kitchen
- + 2 Double Bedrooms
- + Shower Room

Outside

- + Garden
- + Off Street Parking
- + Under House Store

EPC Rating D



LOCATION

This property is located in an established private residential area a short distance to the east of the popular market town of Castle Douglas and close by to Castle Douglas hospital. 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

Beautifully presented, traditional, detached bungalow with off street parking set in generous landscaped gardens enjoying far reaching views across town towards Carlingwark Loch beyond. The property has spaciouly laid out, light filled, ground floor accommodation in excellent decorative order with UPVC double glazing and gas central heating.

The welcoming entrance hall provides access to an attractive, light lounge with large bay window and feature fire-place housing a solid fuel stove which flows through to a comfortable dining room with large rear facing window and lovely views. The adjoining modern fitted kitchen has direct access to the rear garden. There are two spacious, bright, double bedrooms, one with a large front facing bay window and the other with elevated open views to the rear, served by a modern fitted shower room. The property has excellent storage throughout which includes under house storage presently used as a garden store. The extensive roof space may also be suitable for conversion subject to the necessary local authority permissions being obtained.

ACCOMMODATION

Ground Floor

Entrance Hall

An attractive covered entrance way leads to the part obscure glazed UPVC external front door; built-in cloaks cupboard with hanging space and shelving; doors to lounge, 2 bedrooms and the shower room; central heating thermostat; smoke detector; access hatch to roof space; fitted carpet; radiator.

Lounge

Attractive, spacious, light filled room with large bay window to the front and small window to the side; feature fire-place recess housing a solid fuel stove with a tiled hearth; substantial wooden fitted storage units; smoke detector; carbon monoxide alarm; fitted carpet; radiator; opening through to the dining room.

Dining Room

Comfortable, light room with window to the rear overlooking the garden, town and towards Carlingwark Loch; fitted carpet; radiator; glass paned door to kitchen.

Kitchen

Another light filled room with window to rear enjoying elevated views; modern fitted wall and floor units with a complementing natural wood worktop; stainless steel sink unit and drainer; tiled splash-back; space for under counter fridge; space and plumbing for washing machine; Blomberg cooker with chimney extractor hood above; built-in cupboard with space for freezer, electric box and fuse box; part glazed UPVC external door to the rear garden; heat detector; vinyl flooring.

Bedroom 1

Beautiful, spacious, light filled room with large bay window to the front; extensive storage comprising three double wardrobes and display shelving; fitted carpet; radiator.

Bedroom 2

Large window to rear with views; fitted carpet; radiator.

Shower Room

Obscure glazed window to rear; white suite of wash-hand basin set in a vanity unit extended to include a w.c. unit; large walk-in shower cabinet with Mira sport electric shower; part tiling to walls; extractor fan; wall light; heated towel rail; tiled flooring.

OUTSIDE

Garden

The attractive front garden comprises a raised border containing a lovely variety of flowers and shrubs. A paved pathway leads to the covered front access. A driveway to the right hand side of the property provides access to a good sized gravelled parking area/turning point at the rear of the property. The generous sized rear garden is laid largely to lawn with planted borders and small pond, washing line, several raised beds and a greenhouse. Outside light.

Under House Store

Generously sized storage room; Vaillant gas central heating boiler; lights; water tap; carbon monoxide detector; small store off from the workshop which also has a hatch to the under building of the dwelling; further store under the external steps leading to the rear door of the property; concrete floor.

VIEWING

By appointment with the Selling Agents.

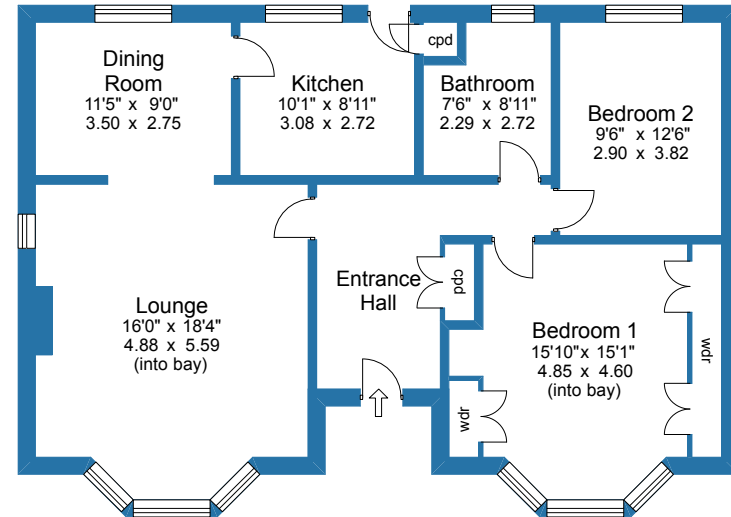
HOME REPORT

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.



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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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