



44 Dunmuir Road, Castle Douglas, DG7 1LQ

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Offers in the region of £225,000

“Spacious, detached property with workshop and double garage set within generous-sized gardens and the potential to create a beautiful family home”

Ground Floor

- + Lounge
- + Sitting Room
- + Bedroom
- + Kitchen
- + Shower Room
- + Conservatory

First Floor

- + 2 Bedrooms

Outside

- + Garden
- + Workshop
- + Double Garage

EPC Rating E
Council Tax Band F



LOCATION

The property is located in a desirable residential area in the north-east of Castle Douglas, conveniently adjacent to the local high school and a short walk to the town's amenities. 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 other facilities commensurate with a town its size.

DESCRIPTION

Spacious, detached, one and a half storey property with attached workshop and double garage set within generous-sized gardens, and the potential to create a beautiful family home. The property enjoys spaciouly laid out, light filled, flexible accommodation over two floors and benefits from UPVC double glazing accompanied by oil fired central heating.

On the ground floor, the property features a spacious entrance hall which leads to a lounge with bay window, adjoining sitting room with window to the conservatory (which is externally accessed at the rear), kitchen with access to the garden via a vestibule, front facing double bedroom with another large bay window and a shower room. Upstairs, there are two double bedrooms, each with built-in storage, and further eaves storage. Outside, the property provides good parking, attached workshop and a detached double garage with adjoining shelter.

ACCOMMODATION

Ground Floor

Entrance Hall

Part obscure glazed external front door to a most spacious hallway which provides access to the lounge, sitting room, kitchen, bedroom and shower room; obscure window to front; staircase to the first floor; under stair storage cupboard with shelves; central heating thermostat; smoke detector; fitted carpet; radiator.

Lounge

Light room with large front facing bay window; traditional tiled fire-place [presently blocked off]; shelved storage cupboard; fitted carpet; radiator.

Sitting Room

Large window to conservatory and window to the side; electric fire; smoke detector; fitted carpet; two radiators.

Kitchen

Window to the side; range of fitted wooden floor and wall units incorporating stainless steel sink unit and drainer; space for under counter fridge; Beko electric oven and ceramic hob separate; tiled splash-back; waterproof wall panelling; BT connection point; sliding door to rear vestibule; smoke detector; vinyl flooring.

Bedroom 1

Light filled room with large bay window to the front and small window to the side; wall lights; 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 shower cubicle with Mira Advance Flex shower with seat and sliding door; waterproof wall panelled surround; extractor fan; spotlights; tiled flooring; radiator.

Rear Vestibule

Obscure glazed external door to rear garden; walk-in cupboard housing Worcester oil central heating boiler, electricity box and fuses and door to garden.

Conservatory

Accessed externally from the rear garden; large windows on 2 walls; fitted carpet.

First Floor

First Floor Landing

Shelved storage cupboard with inner door to eaves storage space; obscure glass access hatch to roof space; smoke detector; doors to two bedrooms.

Bedroom 2

Spacious, light filled room with large window to front and smaller window to side; built-in wardrobes with hanging space and shelving; built-in dressing table unit with fitted wall mirror and light; generous sized walk-in wardrobe; fitted carpet; radiator.

Bedroom 3

Another, spacious, light filled room with large window to front; double wardrobe with hanging space and shelving; storage cupboard; fitted carpet; radiator.

OUTSIDE

Garden

The garden area at the front of the property features an extensive driveway with a raised stone chipped banking and planted shrubs. The boundaries are defined by stone walls.

The rear garden is laid to gravel with some mature shrubs and trees. There is a covered area at the rear doors and adjoining the conservatory. Attached workshop, detached double garage and wooden shed.

Attached Workshop

Previously a garage and utilised as a workshop. Part obscure glazed UPVC external door and windows to the rear; outside water tap; shelved storage cupboards; stainless steel sink unit; concrete floor.

Double Garage

Double garage with up and over door; single glazed windows to rear and side; profile metal roof; workbench with shelf storage; wc and wash-hand basin; adjoining outdoor shelter with corrugated metal roof and walls.

VIEWING

By appointment with Selling Agents on 01556 504038.

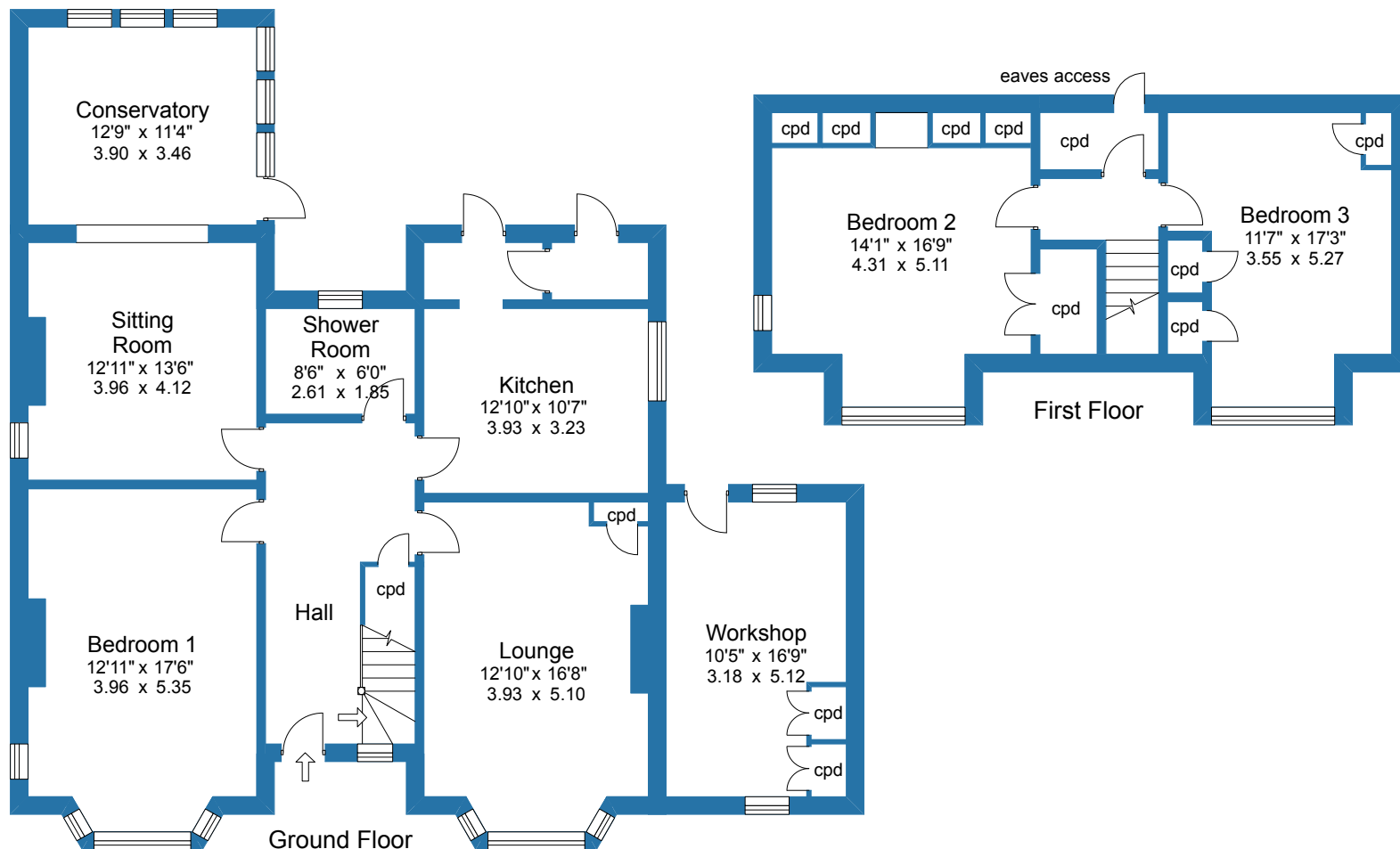
HOME REPORT

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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01556 503744

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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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