



115 Cotton Street, Castle Douglas, DG7 1DQ

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Offers in the region of £100,000

“Traditional, end-terraced, 2 bedroom property with off-street parking, conveniently located for the town’s amenities”

- + Ground Floor
- + Open plan Lounge and Dining Room
- + Kitchen
- + Shower Room

First Floor

- + 2 Bedrooms (1 with En-Suite WC)

Outside

- + Garden
- + Drive & Carport

EPC Rating D

Council Tax Band C



LOCATION

The property is located within easy walking distance of the town's amenities. Castle Douglas, also known as 'The Food Town', offers a wide range of independent shops, cafés and restaurants, supermarkets, both primary and secondary schools, park with loch, churches, theatre, swimming pool, health centre, cottage hospital and golf course.

DESCRIPTION

Traditional, end-terraced property with off-street parking. The property enjoys well proportioned, spaciouly laid out, light filled accommodation arranged over two floors. It has UPVC double glazing and gas central heating.

The ground floor features a spacious open plan lounge and dining room with a double aspect, and kitchen and shower room located at the rear of the property. Upstairs, there are two double bedrooms, one of which has an en-suite wc.

ACCOMMODATION

Ground Floor

Hall

Part obscure glazed UPVC external front door opening into a spacious entrance hall with doors to the lounge and shower room; staircase to the first floor with under stair cupboard and light; telephone connection; central heating control and thermostat; smoke detector; fitted carpet; radiator.

Open plan Lounge and Dining Room

Spacious, light filled room with windows to the front and side; wall inset electric fire; television connection point; fitted carpet; two radiators.

Kitchen

Window to rear; range of fitted wall and floor units with a complementing worktop extended to include a breakfast bar; tiled splash-back; Beko electric double oven; stainless steel 1½ bowl sink unit; Logik fridge; Hygena extractor fan; cupboard housing Potterton gas central heating boiler; fitted carpet; radiator; glazed door to rear vestibule.

Rear Vestibule

Large walk-in cupboard with space and plumbing for washing machine and tumble dryer, and also storing the electric meter and fuse box; fitted carpet; part obscure glazed external door to driveway.

Shower Room

Large obscure glazed window to rear; white suite of wash-hand basin set in a vanity unit extended to include a w.c. unit; shower cubicle with electric shower; waterproof wall panelled surround; tiled flooring; Dimplex fan heater.

First Floor

First Floor Landing

Spacious landing with extensive fitted unit comprising display/book shelving and storage cupboards; skylight window; smoke detector; fitted carpet; doors to the 2 bedrooms.

Bedroom 1

Spacious, light filled, double bedroom with large window to front; built-in wardrobes with dressing table unit and a fitted wall mirror; television connection point; fitted carpet; radiator.

En-Suite

Suite of w.c. and wash-hand basin; access hatch to loft.

Bedroom 2

Spacious double bedroom with window to side; fitted carpet; radiator.

OUTSIDE

Garden

Double gates at the side of the property lead to a drive with a carport beyond. The small garden area is laid in paving. Outdoor water tap, gas box and outside light.

VIEWING

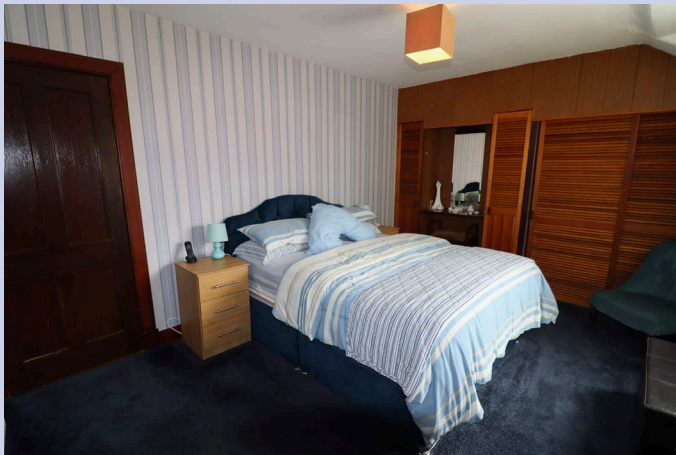
By appointment with Selling Agents on 01556 504038.

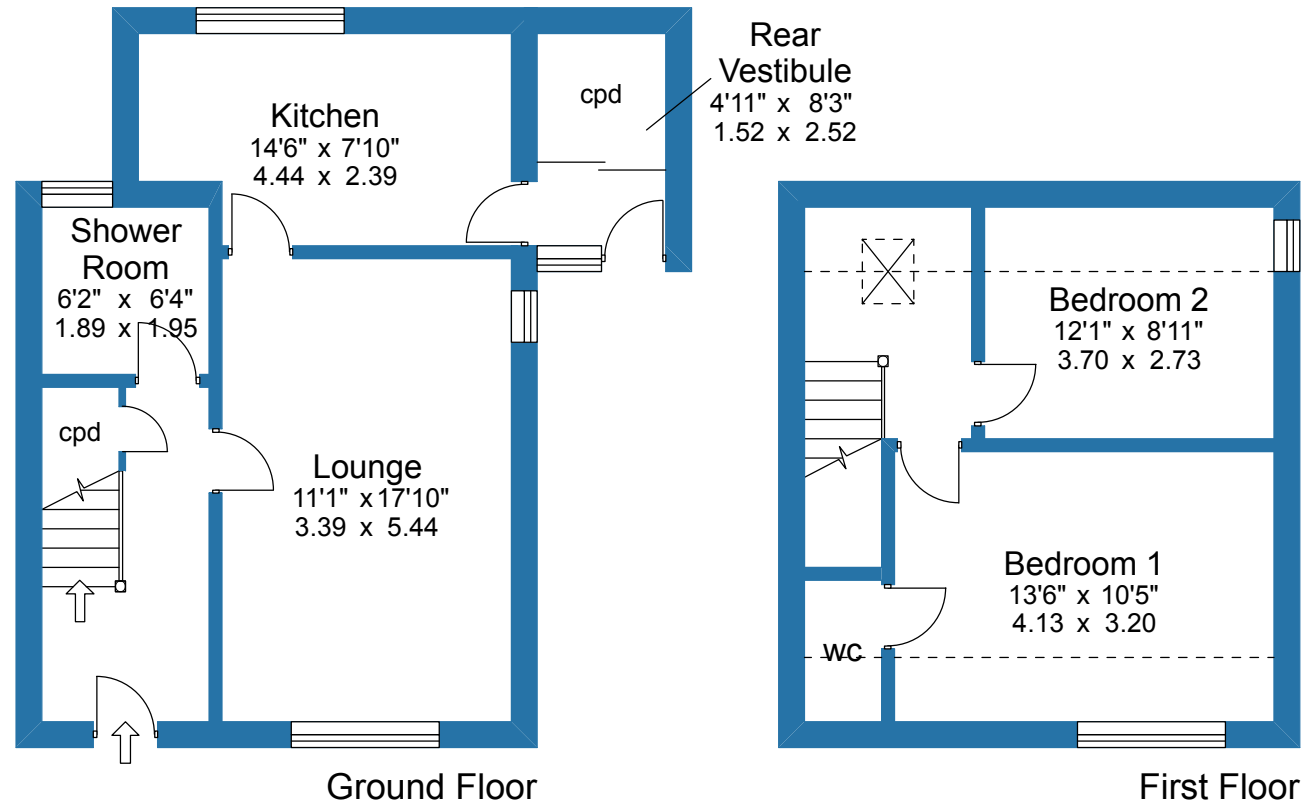
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents. The seller 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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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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