



10 Torrs Drive, Castle Douglas, DG7 1JH

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Offers in the region of £120,000

“Well presented, 2 bedroom, mid-terraced property with gardens, enjoying elevated open views across town from the rear”

Ground Floor

- + Open plan Lounge and Dining Room
- + Kitchen
- + Rear Porch

First Floor

- + 2 Double Bedrooms
- + Bathroom

Outside

- + Front and rear gardens

EPC Rating D



LOCATION

The property is located in an established residential development on the north-east side of Castle Douglas, situated close to the primary school and convenient for two large supermarkets. 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

Well presented, mid-terraced, two storey dwellinghouse with gardens at the front and rear enjoying elevated open views across town. The property enjoys well proportioned, light filled rooms in good decorative order with modern fitted kitchen and bathroom. It has UPVC double glazing, gas central heating and an electric fire in the lounge.

The property features on the ground floor, an open plan lounge and dining room with a double aspect and feature stone fire-place. The modern fitted kitchen is located at the rear of the property with adjoining porch which provides access to the rear garden. Upstairs, there are two double bedrooms, each with built-in storage, served by a modern fitted bathroom with electric shower over.

ACCOMMODATION

Ground Floor

Entrance Hall

Part obscure glazed UPVC external front door opening in to a bright hallway with window to the front; staircase to the first floor and under stair storage cupboard with coat hooks and light; built-in shelved storage cupboard with meters, fuse box and light; two smoke detectors; telephone point; tiled flooring; radiator; white panelled doors to lounge/dining room and kitchen.

Open Plan Lounge and Dining Room

Lounge

Window to front; feature polished stone fire-place with electric fire; telephone point; fitted carpet; radiator; archway to dining room

Dining Room

Large window to the rear with open elevated views across town; serving hatch from kitchen; fitted carpet; radiator.

Kitchen

Window to rear overlooking garden; oak effect fitted wall and floor units with a complementing stone effect worktop; stainless steel 1½ bowl sink unit; Trinity Bendix double electric cooker and extractor hood above; Zanussi washing machine; Creda tumble dryer; large Samsung refrigerator; fully tiled walls; Worcester gas central heating boiler; serving hatch to dining room; smoke detector; carbon monoxide detector; tiled flooring; part glazed UPVC external door to the rear porch.

Rear Porch

UPVC double glazed windows on three sides and glazed external door to the rear garden; tiled flooring.

First Floor

First Floor Landing

Staircase with wooden balustrade to the first floor landing; front facing obscure glazed window; two built-in shelved airing cupboards; access hatch to roof space; smoke detector; fitted carpet; radiator; white panelled doors to the two bedrooms and bathroom.

Bedroom 1

Spacious room with large window to the front; two built-in double wardrobes with storage cupboards above; fitted carpet; radiator.

Bedroom 2

Bright room with large window to the rear and views across town; built-in triple wardrobe with mirror fronted sliding doors; built-in double wardrobe with sliding doors; fitted carpet; radiator.

Bathroom

Obscure glazed window to rear; modern white suite of bath with shower attachment and Triton Ivory electric shower over and shower screen, wc and wash-hand basin; fully tiled walls; fitted wall mirror; tiled flooring; radiator.

General

The white goods as described in the Kitchen, fitted carpets and floor coverings, curtains and blinds are included in the sale.

OUTSIDE

Garden

A pedestrian gate gives access to a paved pathway leading to the front door. The front garden is laid to gravel with some mature shrubs and bounded by a wooden fence. Outside light, wall mounted post box and gas meter box.

The rear garden comprises a paved seating and drying area with rotary washing line and outside water tap and a fenced off garden display area. A wooden fence with gate opens into a gravelled terraced area with steps leading to a garden shed.

There are apparent rights of pedestrian access leading to the rear garden through neighbouring properties.

VIEWING

By appointment with the Selling Agents.

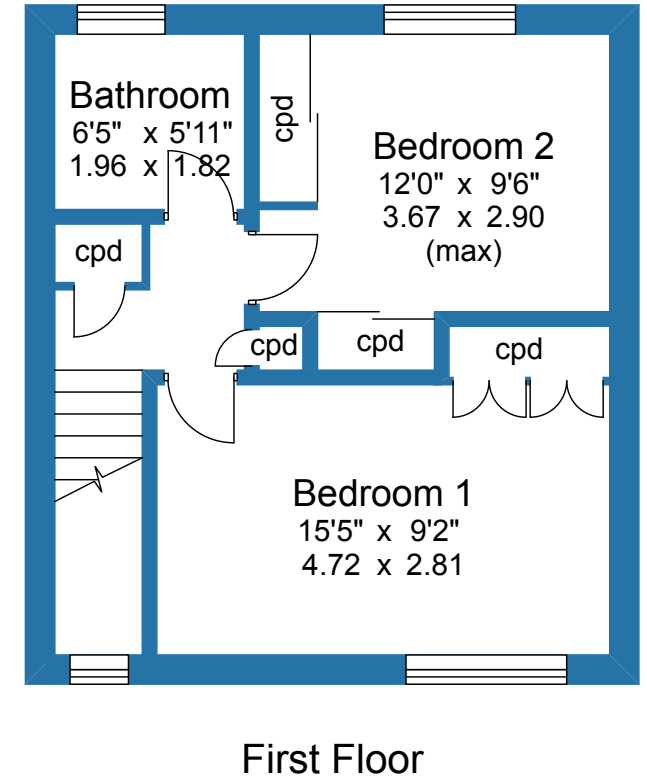
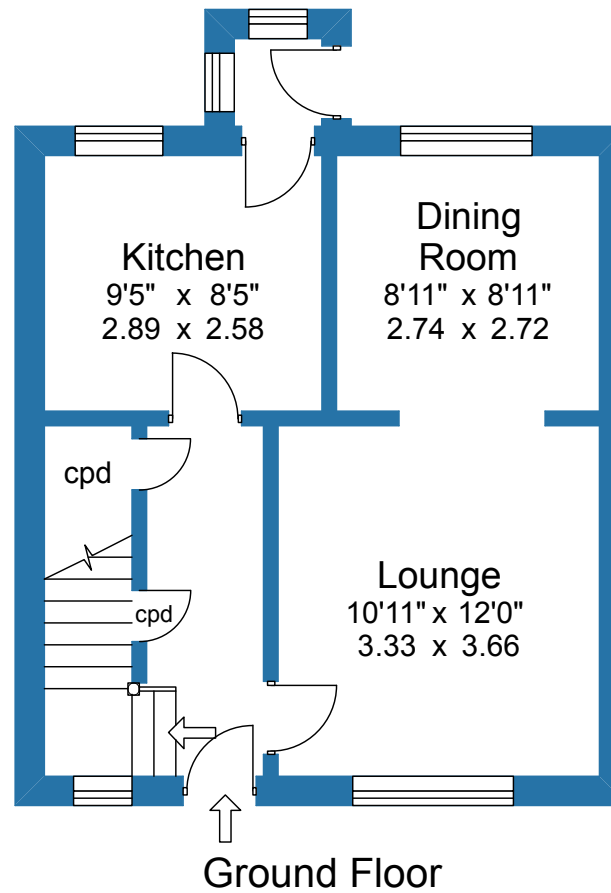
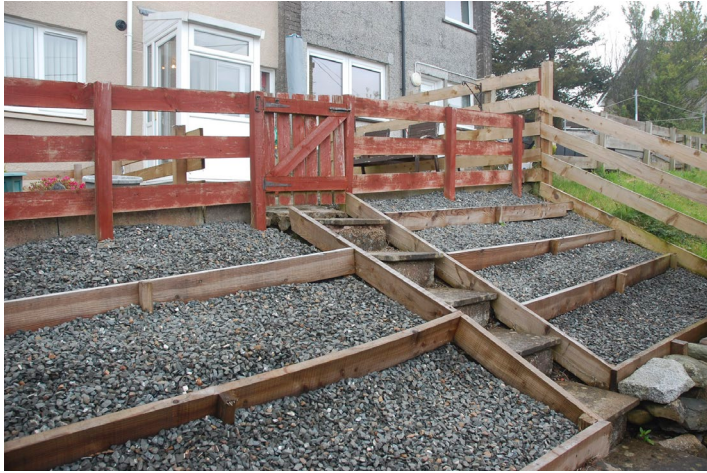
HOME REPORT

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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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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