



17B King Street, Castle Douglas, DG7 1AA

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Fixed Price £95,750

“Two bedroom, maisonette flat, located opposite to the park and convenient for the town’s amenities”

Ground Floor

- + Kitchen
- + Open plan Lounge/Kitchen/Dining Room
- + Bedroom
- + Bathroom

First Floor

- + Bedroom

EPC Rating D



LOCATION

The property is located at the top end of King Street opposite to the park. Castle Douglas is a popular market town, also known as 'The Food Town', and 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

Spaciously laid out, two bedroom, mid-terraced, maisonette flat conveniently located at the top end of King Street convenient for the town's amenities. The property is currently utilised as office premises with fitted kitchen and bathroom. It has double glazed windows, gas central heating and all internal doors are fire doors.

Access to the property is through a communal entrance hallway and staircase shared with flat 17A. On the first floor, the property features an open plan lounge/kitchen/dining room, a double bedroom and bathroom. On the second floor, there is a further double bedroom with front and rear Velux windows providing distant views and a useful walk-in store.

ACCOMMODATION

Ground Floor

Communal Entrance Hallway

Double external wooden storm doors with side windows opening into a spacious communal hallway; large storage cupboard with space for bins; a staircase leads to the first floor and entrance to the flat;

First Floor

First Floor Landing

Smoke/heat detectors; access hatch to roof space; fitted carpet; door to Flat B.

Entrance Hall

Well presented with window to side; doors to lounge/kitchen/dining room, bedroom 2, bathroom and staircase to the first floor; central heating thermostat; electricity meter and consumer unit; access hatch to roof space; fitted carpet; radiator.

Open plan Lounge/Dining/Kitchen

Lounge Area

Window to front with views towards the park; telephone connection point; fitted carpet; radiator.

Dining Kitchen Area

Window to rear; range of fitted wall and floor units and complimenting worktops; stainless steel sink unit and drainer; built-in Hotpoint oven, hob and extractor fan; space for under counter fridge; tiled splash-back; Worcester gas central heating boiler; laminate flooring; radiator.

Bedroom 2

Light filled room with window to the front and views towards the park; fitted carpet; radiator.

Bathroom

Obscure glazed window; white suite bath, wc and wash-basin; extractor fan; fitted carpet; radiator.

First Floor

Bedroom 1

Spacious, light room with Velux windows to the front and rear; part coomb ceiled; generous sized walk-in store with window and a radiator; telephone connection point; wall lights; fitted carpet; radiator.

VIEWING

By appointment with the Selling Agents.

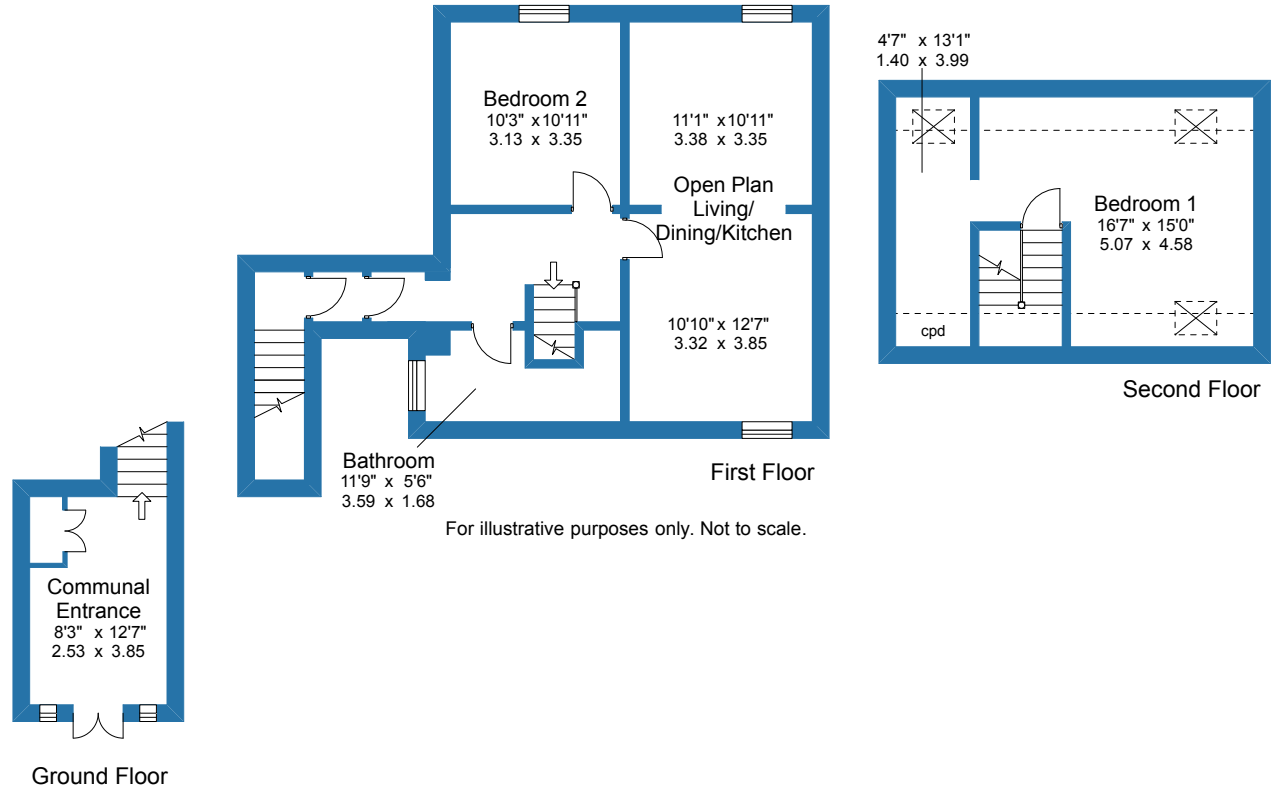
HOME REPORT

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.





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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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