



6 Braeside Crescent, Castle Douglas, DG7 1BW

GG&B
PROPERTIES

6 Braeside Crescent, Castle Douglas, DG7 1BW

Offers over £145,000

“Beautifully presented,
open-plan family home
with 3 double
bedrooms and sizeable
gardens”

Ground Floor

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

First Floor

- + 3 Double Bedrooms
- + Shower Room
- + Attic Room

Outside

- + Front and Rear Gardens
- + Garden Shed
- + Summerhouse

EPC Rating D



LOCATION

The property is located in a residential area enjoying an elevated position with views across town and the hills beyond. Castle Douglas is a popular market town with a good range of independent shops, restaurants, supermarkets, primary and secondary schools, park with loch, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

DESCRIPTION

Beautifully presented, terraced, family home with easily managed, landscaped gardens. The property offers attractive accommodation arranged over two floors in excellent decorative order with oak wood finishes which include flooring and staircase, recessed downlights and newly fitted carpets. It has UPVC wood grain effect double glazing, gas central heating and a wood burning stove in the lounge.

The property opens in to a delightful open plan lounge/dining/kitchen maximising space and light with a wood burning stove, open staircase to the upper floor, a well-appointed modern, gloss fitted kitchen and direct access to the rear garden. A modern fitted bathroom completes the ground floor accommodation. Upstairs, there are three double bedrooms with new fitted carpets, a shower room and an access hatch with a fitted ladder to a carpeted attic room with Velux window. Outside, the easily managed gardens comprise seating/drying areas, gravelled area and a lawn with flower borders. A wooden garden shed and summer house are located at to the top of garden where elevated open views can be enjoyed.

Ground Floor

Open Plan Lounge/Dining/Kitchen

Delightful, light filled, open plan room.

Lounge Area

Part obscure glazed UPVC external front door; window to the front; open staircase to the first floor; solid natural wood flooring and oak wood finishes; recessed fire-place with a wood burning stove and a stone tiled hearth; high level television aerial connection; downlights; smoke detector; central heating thermostat; chrome sockets and switches; three anthracite grey vertical radiators; opening through to the kitchen area and oak door to the bathroom.

Kitchen Area

Window to the rear; modern, dark grey coloured, gloss fronted fitted wall and floor units with a black stone effect worktop and upstand incorporating stainless steel sink unit and drainer; Gionien induction hob with splash-back and stainless steel chimney extractor hood above; built-in Hoover double electric oven; integrated dishwasher and fridge freezer; space and plumbing for washing machine; solid natural wood flooring; downlights; heat detector; chrome sockets and switches; anthracite grey vertical radiator; part obscure glazed UPVC external door to the rear garden.

Bathroom

Obscure glazed window to rear; modern white suite of bath with Triton electric shower, screen and modern splash-back; wc and wash-hand basin; full waterproof wall panelling to walls and ceiling; extractor fan; downlights; vinyl flooring; anthracite grey vertical radiator.

First Floor

First Floor Landing

The carpeted oak wood staircase leads to the first floor landing; window to front (at ground level); coat hooks; smoke detector; access hatch to roof space; oak doors to the three bedrooms and shower room.

Bedroom 1

Window to the rear with views across town towards the hills; double built-in shelved airing cupboard storing the Viessman gas central heating boiler; coving; new fitted carpet; radiator.

Bedroom 2

Light room with window to the front; new fitted carpet; radiator.

Bedroom 3

Window to the rear overlooking the rear garden; double wardrobe recess with hanging space; new fitted carpet; radiator.

Shower Room

Coomb ceiled; Velux roof window; white suite of wc and wash-hand basin in vanity unit with a fitted wall mirror above and downlight above; built-in shower cabinet with mains shower and waterproof wall panelled surround; extractor fan; downlights; radiator.

Attic Room

Accessed by a fitted ladder; Velux roof window to the rear; fully plastered and painted walls; downlights; access hatches to eaves; hanging space; carpeted.

OUTSIDE

Garden

The front garden is largely laid to gravel with a barked flower and shrub border. A central pathway leads to the front door with outside light. A pathway at the left side of the property leads through a shared pend to a wooden gate opening in to the rear garden.

The sizeable rear garden has been attractively landscaped and comprises a good sized paved seating area with rotary washing line and wood store. The gently sloping, terraced garden comprises a gravelled area with a large decked seating area beyond, an area of grass with lovely flower and shrub borders and a further decked area at the top where a wooden garden shed and wood summerhouse are located maximising the lovely elevated views. There is a gravelled pathway at the left side of the garden. Outside light.

VIEWING

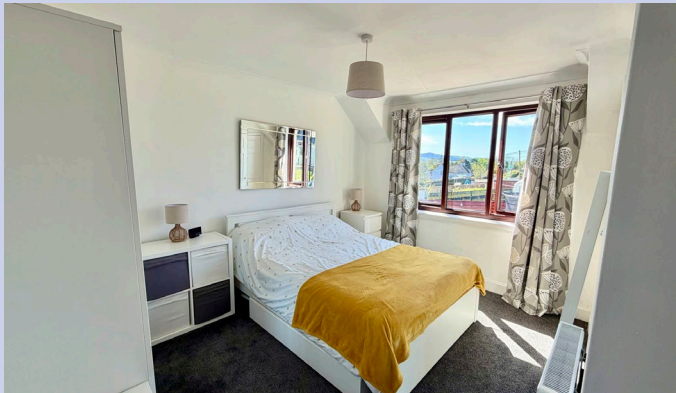
By appointment with the Selling Agents.

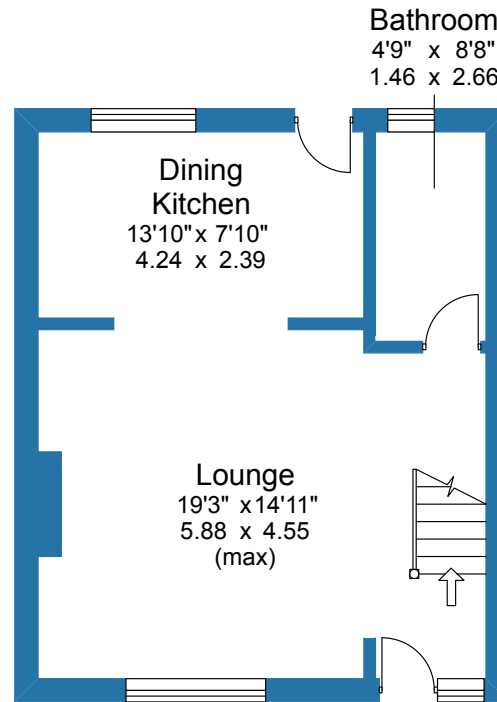
HOME REPORT

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.

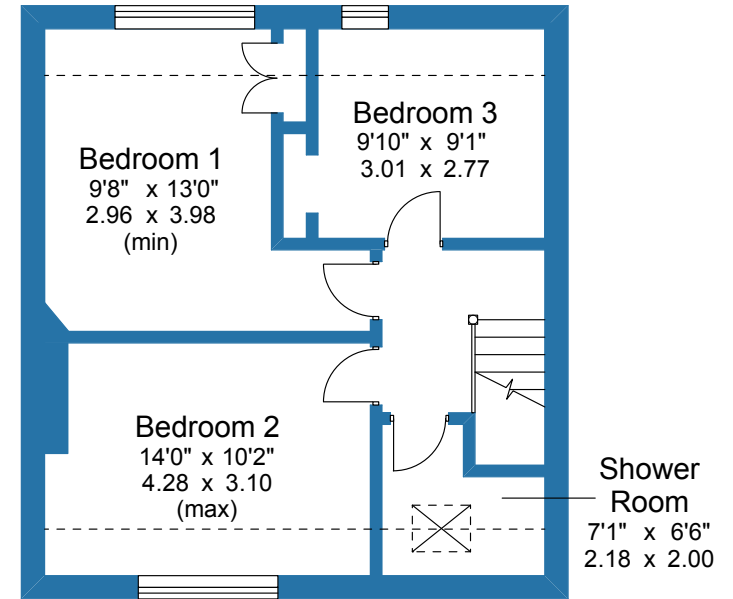
OFFERS

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.





Ground Floor



First Floor

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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