



Swallownest, 28 Robb Place, Castle Douglas, DG7 1LW

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Offers over £225,000

“Beautifully presented, detached bungalow with attached garage set within an attractive corner plot”

Ground Floor

- + Lounge
- + Dining Kitchen
- + Utility Room
- + 2 Double Bedrooms
- + Wet Room

+

OUTSIDE

- + Garden
- + Garage

EPC Rating D



LOCATION

The property is located in an established private residential area in the north-east of Castle Douglas, convenient for the health centre, a large supermarket and high school. The market town of Castle Douglas is renowned for its independent shops and benefits from primary and secondary schooling, hospital, health centre, churches, theatre, swimming pool, golf course, tennis/squash courts, supermarkets and other facilities commensurate with a town of its size.

DESCRIPTION

Beautifully presented, detached bungalow with attached single garage set within well maintained, established gardens. The property enjoys well-proportioned, light-filled ground floor accommodation in good decorative order with natural wood finishes throughout, a well-appointed kitchen and wet room. It has UPVC double glazing, gas central heating and an electric fire in the lounge.

The welcoming entrance hall, which has excellent storage, provides access to the attractive, bright front facing lounge with fire-place, adjoining well-appointed dining kitchen which flows through to the utility room which has direct access to both the front and rear gardens as well as the attached garage. There are two double bedrooms, each with built-in wardrobes, served by a modern fitted wet room.

ACCOMMODATION

Ground Floor

Entrance Hall

Spacious and welcoming entrance with part obscure glazed external front door and part glazed side screens; double shelved storage recess; double shelved cloaks cupboard; walk-in shelved storage cupboard with light and access hatch to loft; central heating thermostat; smoke detector; coving; newly fitted carpet; radiator; natural wood doors to lounge, kitchen, 2 bedrooms and wet room;

Lounge

Attractive, light filled room with large window to front; marble fire-place housing electric fire; television aerial connection; coving; smoke detector; fitted carpet; radiator.

Dining Kitchen

Good sized room with large window rear facing window overlooking the garden; cream coloured fitted wall and floor units with black stone effect worktop; built-in Lamona electric oven and induction hob with a stainless steel extractor hood above; integrated Lamona dishwasher; integrated under counter fridge; tiled splash-back; smoke and heat detectors; vinyl flooring; radiator; natural wood door to the utility room.

Utility Room

Bright room with part obscure UPVC external door to front with side screen and part obscure UPVC external door to the rear garden; space and plumbing for washing machine and tumble dryer; Beko fridge freezer; stainless steel sink unit and drainer and small worktop area; fitted wall unit; vinyl flooring; coving; radiator; natural wood door to garage.

Bedroom 1

Light filled double bedroom with window to front; built-in double wardrobe with hanging space, shelving and Worchester gas combi central heating boiler and central heating control; fitted carpet; coving; radiator.

Bedroom 2

Double bedroom with large window to rear; built-in double wardrobe with hanging space and shelving; telephone connection point; new fitted carpet; coving; radiator.

Wet Room

Obscure glazed window to rear; modern white suite of wc and wash-hand basin in vanity unit; mains shower with shower curtain and waterproof wall panelled surround; extractor fan; fully tiled walls; chrome towel radiator rail.

OUTSIDE

Double metal gates give access to a paved and gravelled driveway which leads to the garage and front entrance of the property. The well maintained front garden is laid to lawn with established tree and shrubs bounded by hedging. Outside light.

A gravelled pathway with grass border leads to the attractive, private rear garden comprising drying and seating areas, a circular grass lawn area with flower and shrub borders and a pathway. The gravelled pathway continues alongside the garage to the front. Outside light and outside water tap. Please note that the bird bath is excluded from the sale.

Garage

Metal up and over door; UPVC external door to garden; window to rear; concrete floor; fitted shelving; gas meter.

VIEWING

By appointment with the Selling Agents.

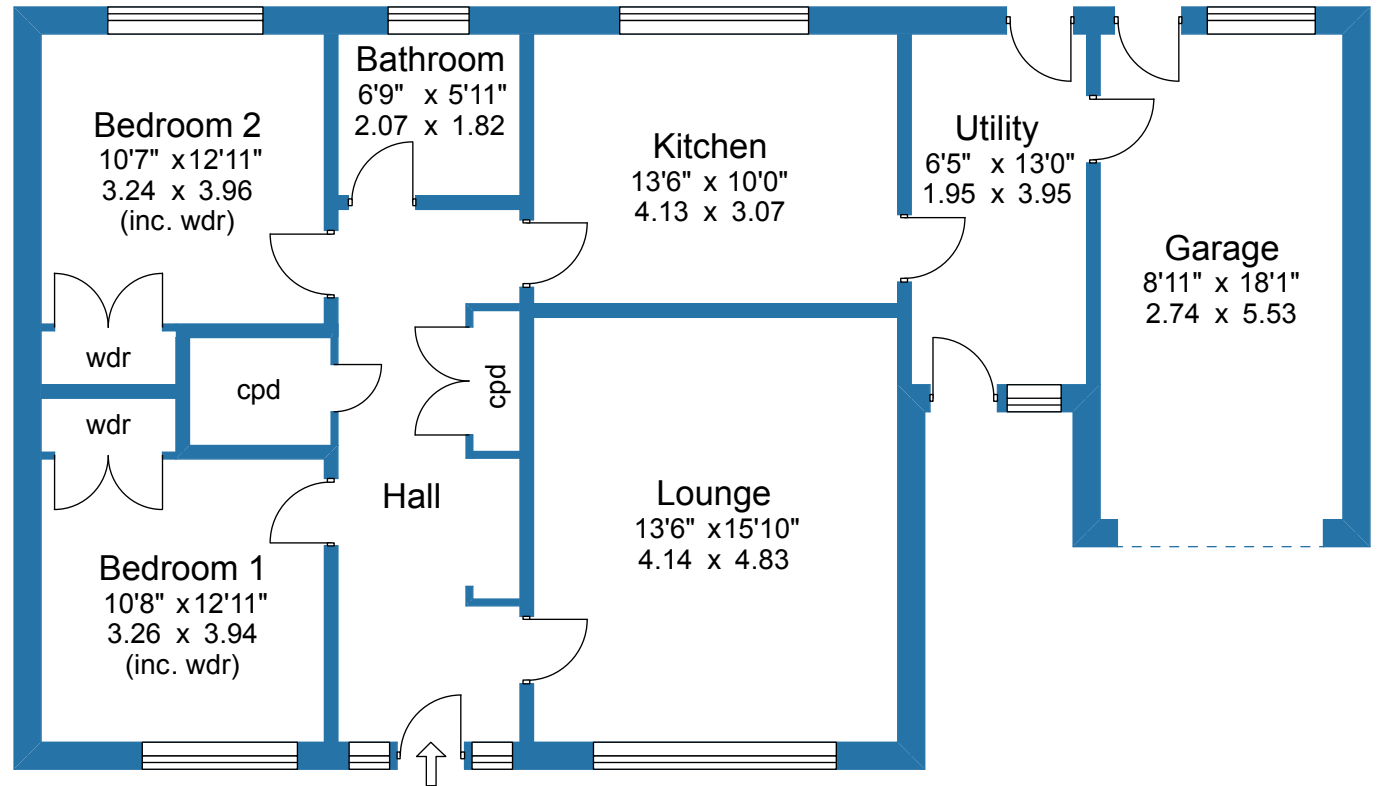
HOME REPORT

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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01556 503744

33 High Street
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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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