



8 Dunmuir Road, Castle Douglas, DG7 1LG

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Offers Over £275,000

“Immaculately presented detached house set on a sizeable plot in a popular residential area of Castle Douglas, within walking distance to amenities”

Ground Floor

- + Entrance Vestibule
- + Hallway
- + Lounge
- + Kitchen Diner
- + Sun Room
- + 2 Double Bedrooms
- + Family Bathroom

First Floor

- + Double Bedroom
- + WC Compartment
- + Dressing Room/study

Outside

- + Single Garage
- + Boiler/Utility Room
- + Wooden Summer House
- + Wraparound Gardens
- + Driveway and sizeable parking area

EPC Rating D

Council Tax Band E



LOCATION

The property is located in a desirable residential area in the north-east of Castle Douglas, located conveniently close to the local high school and a short walk to the town's amenities. 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 other facilities commensurate with a town its size.

DESCRIPTION

Immaculately presented 3 bedroom detached house set on a sizeable plot with garage and off street parking. The property features light filled spacious accommodation in excellent decorative order with the ground floor enjoying high ceilings and a feature wooden floor in the hall. 8 Dunmuir Road boasts a modern fitted kitchen, bathroom and WC compartment as well as a pleasing sun room to the rear providing direct access to the garden. There is UPVC double glazing and gas central heating throughout with an electric fire in the lounge.

The entrance vestibule opens into the spacious hallway which provides access to the lounge, kitchen diner, family bathroom, 2 double bedrooms and an under stairs cupboard. The kitchen diner to the rear opens into the pleasing sun room which enjoys views of the garden. Upstairs a large double bedroom is served by a WC compartment with an adjoining room offering flexible accommodation such as a dressing room, office or craft room.

Outside the property is situated on a sizeable plot with well-maintained gardens, driveway, large parking area and pleasing summer house with decking.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor

Entrance Vestibule

UPVC part obscure glazed external door into vestibule; glazed door into hall; coving; tile floor.

Hall

Spacious hall with doors to lounge, kitchen, 2 double bedrooms, bathroom and under stairs cupboard with coat hooks and cellar access; stairs to first floor; phone connection point; coving; coat hooks; Honeywell thermostat; smoke alarm; radiator; wooden floor.

Lounge

Bright lounge with large bay window to front; modern electric fire with wooden mantle; television connection point; 2 x wall lights; coving; radiator; wood effect flooring.

Kitchen Diner

Modern cream wall and floor units with complementing worktops; breakfast bar area; stainless steel Lamona sink, drainer and mixer tap; Lamona 4 ring ceramic hob with stainless steel chimney extractor hood; Lamona integrated oven; Beko dishwasher; Hoover washing machine; integrated fridge; integrated freezer; 2 x pantry cupboards; windows to rear and side; Openreach connection point; spotlights; radiator; wood effect flooring; double doors to sun room.

Sun Room

Windows to 3 walls enjoying views of the garden; part glazed external UPVC door to side; 2 x television connection points; radiator; wood effect flooring.

Bedroom 2

Good sized double bedroom with large window to front; integrated small walk in wardrobe with shelving and hanging space; television connection point; radiator; fitted carpet.

Bedroom 3

Good sized double bedroom with large window to rear; integrated small walk in wardrobe with shelving and hanging space; 2 x television connection point; radiator; fitted carpet.

Bathroom

Large bathroom with modern suite of WC and wash hand basin in vanity unit with cupboards, bath and Grohe mains corner shower cubicle with glass sliding doors and waterproof wall panels; tiling at bath; heated towel rail; hooks; obscure window to side; spotlights; extractor fan; tile floor.

First Floor

First Floor Landing

Carpeted staircase to first floor light by Velux window; door to bedroom 1; smoke alarm.

Bedroom 1

Large double bedroom with large window to rear; built in shelved cupboard; television connection point; slight coomb ceiling; fitted carpet; door to WC compartment.

WC Compartment

Suite of WC and wash hand basin with tiled splashback set in vanity unit with cupboards; Velux window; radiator; mirror; linoleum flooring; door to dressing room/study.

Dressing Room/Study

Good sized room offering flexible accommodation; 2 x access doors to eaves for storage; hatch to attic; television connection point; phone connection point; slight coomb ceiling; smoke alarm; radiator; fitted carpet.

OUTSIDE

Garden

Tarmac drive leads to single garage; tarmac path continues to front door with decorative tiling and path encompasses whole property; large gravel parking area to side for multiple cars with shrub borders; lawn areas to front, side and rear with shrub borders; drying lines; outside lights; metal garden shed to rear.

Garage

Single garage with up and over door; concrete floor; window to side.

Boiler/Utility Room

Room containing Worcester boiler, stainless steel sink, drainer and mixer tap; wall unit; shelving; carbon monoxide alarm; space and plumbing for washing machine; concrete floor.

Summer House 2.99 x 2.72

Large wooden summer house with pleasing decking to front; glazed door and panel to front; television connection point; outside light; carpet.

VIEWING

By appointment with the Selling Agents on 01556 504038.

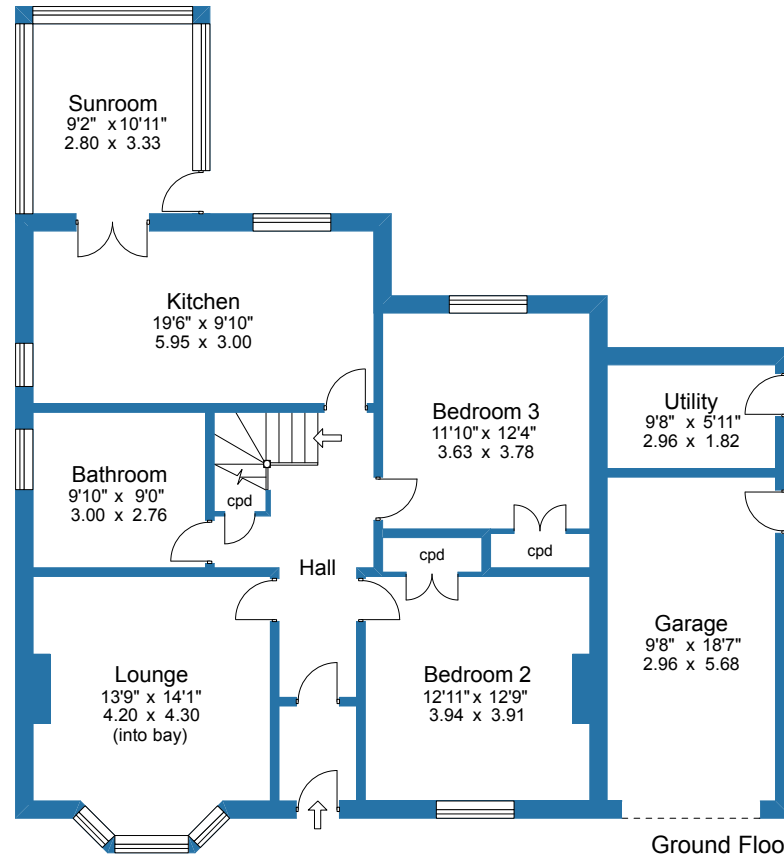
HOME REPORT

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

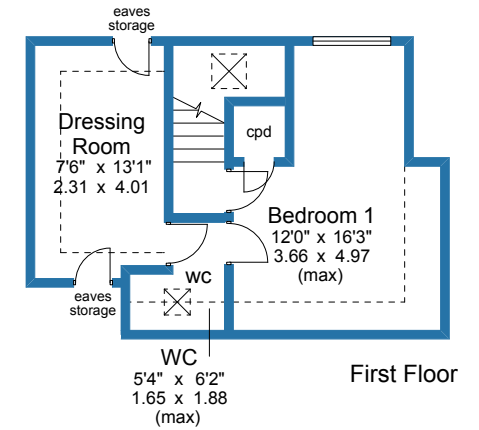
OFFERS

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