



170 King Street, Castle Douglas, DG7 1DA

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Offers over £155,000

“Attractive, end of terrace, first floor apartment with a covered balcony and double garage”

Ground Floor

- + Vestibule
- + Hallway

First Floor

- + Open plan Lounge and Dining Room
- + Kitchen Diner
- + 2 Double Bedrooms
- + Shower Room

Outside

- + Covered Balcony
- + Small Area of Ground
- + Double Garage

EPC Rating D



LOCATION

The property is located in the centre of the popular market town of Castle Douglas. 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

Attractive, end of terrace, first floor apartment with a small outside area and double garage. The property is spaciouly laid out over the first floor with a ground floor entrance hall. It enjoys high ceilinged, light filled rooms and retains many pleasing original features including cornicing, wood finishes and a beautiful staircase. There are modern fitted kitchen and shower room, UPVC double glazing, gas central heating and a gas fire in the lounge.

The outside areas comprise a covered balcony which is accessed from the kitchen, a small area of ground presently laid to gravel and a double garage.

ACCOMMODATION

Ground Floor

Vestibule

Solid wood external front door and window above; high ceilinged; original tiled flooring; fitted cupboard storing meters and fuse box; inverter and storage battery which serves the 9 photovoltaic panels; obscure glass inner door and side screens to Hall.

Hall

Spacious, high ceilinged hall with beautiful traditional staircase and chair lift to the first floor landing; under stair storage cupboard; traditional cornicing; smoke alarm; fitted carpet; radiator.

First Floor

First Floor Landing

The balustrade continues across the first floor landing which is lit by the large obscure glazed skylight window; smoke alarm and heat detector; traditional cornicing; radiator.

Open plan Lounge and Dining Room

Spacious, light filled, high ceilinged room comprising lounge and dining room separated by an archway.

Lounge

Large window to the front; traditional cornicing and centre rose; remote controlled gas fire on a tiled hearth; wall light; smoke alarm; obscure glass door and side screens to kitchen; fitted carpet; radiator; archway to dining room.

Dining Room

Window to the front, high ceilinged, traditional cornicing; radiator; obscure glass door the landing.

Kitchen/Diner

Modern white fitted wall and floor units with under unit lighting and a white stone effect worktop and upstand extended to include a fitted table; UPVC splash-back; built in Beko electric oven, 4 ring gas hob with extractor hood above, Neff microwave, Hotpoint dishwasher and a Beko washing machine; downlights; smoke alarm; heat detector; carbon monoxide alarm; vinyl flooring; part glazed UPVC external rear door to the covered balcony.

Bedroom 1

Spacious, double bedroom with window to the front; fitted carpet; radiator.

Bedroom 2

Double bedroom with window to the rear; fitted carpet; radiator.

Shower Room

UPVC obscure glazed window; modern white suite of w.c. and wash-hand basin in vanity unit with a fitted mirror fronted cabinet above; large shower cabinet with Grohe shower and large shower head; substantial grey tiling to walls; extractor fan; obscure glazed access hatch; vinyl flooring; chrome radiator rail.

OUTSIDE

Covered Balcony

Accessed from the kitchen; wooden decked covered balcony utilised as a seating/drying area bounded by wooden fencing on three sides; outside light; wooden clothes pulley.

Area of Ground

There is a shared access to the side of the apartment which leads to a small area of ground presently laid in stone chippings which belongs to the apartment. The shared access pathway continues to the garages.

Double Garage

Detached garage block containing three garages and the apartment owns a double garage which is semi-detached to the adjacent garage; concrete floor; 2 metal up and over doors; pitched and slated roof. Access to the garage is via Cotton Street.

VIEWING

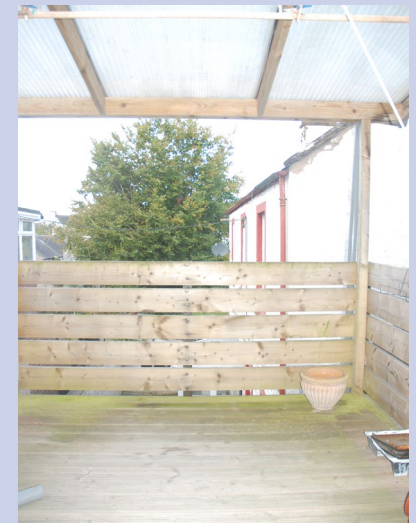
By appointment with the Selling Agents.

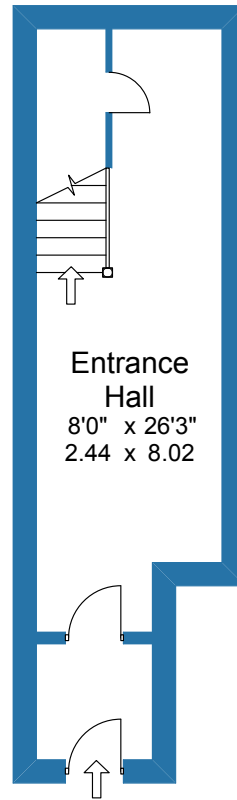
HOME REPORT

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.

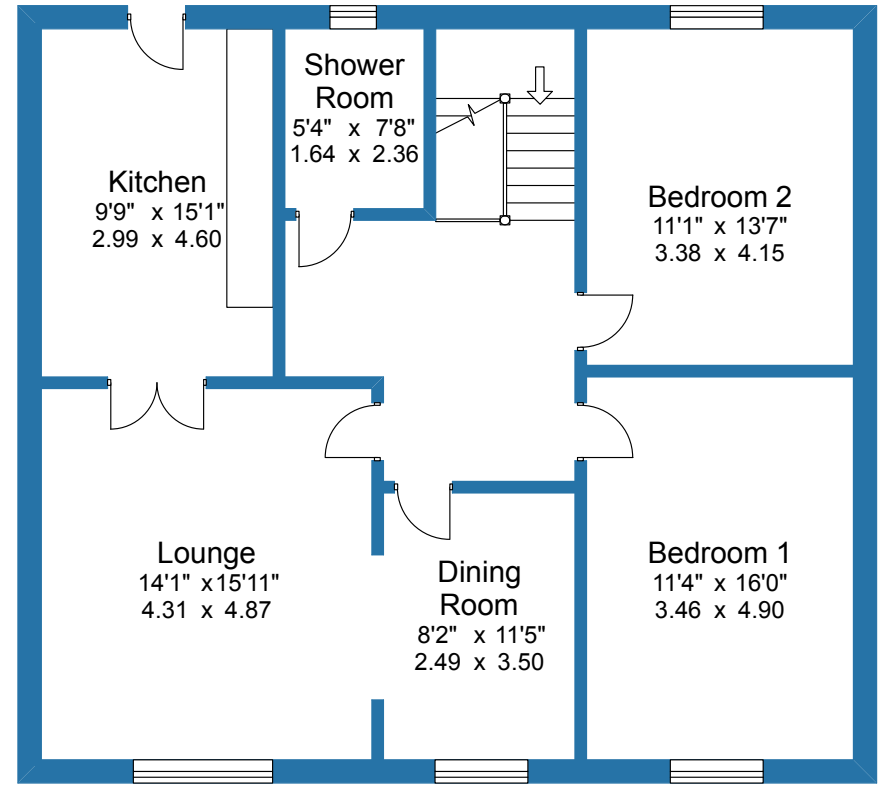
OFFERS

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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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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