



105 King Street, Castle Douglas, DG7 1LZ

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“Well presented, traditional, first floor flat with sizeable rear garden centrally located for the town’s amenities”

Ground Floor

- + Entrance Vestibule
- + Hall and Staircase
- + Rear Hall and Vestibule

First Floor

- + Lounge
- + Kitchen/Dining Room
- + 2 Bedrooms
- + Shower Room

Outside

- + Rear Garden

EPC Rating F



LOCATION

The property is located on the east side of King Street within a mixed residential and commercial area, on the main thoroughfare towards the south of Castle Douglas town centre. Two commercial properties are situated either side of the ground floor front entrance door. Castle Douglas is a popular market town with a good range of independent shops, primary and secondary schools, park with loch, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

DESCRIPTION

Well presented, traditional, end terraced first floor flat with ground floor front and rear entrances, and an attractive, sizeable rear garden.

The property enjoys light filled, high ceilinged rooms arranged over the first floor in good decorative order throughout retaining many pleasing traditional features. The lounge is a particularly attractive, spacious room with feature fire-place, wood burning stove and beautiful original corning. There are a modern fitted kitchen/dining room and shower room, UPVC double glazed windows and some electric wall panel heaters. Outside, the attractive rear garden is laid to lawn with seating areas.

ACCOMMODATION

Ground Floor

Entrance Vestibule

Traditional wood panelled external front door with glass panel above; traditional corning; fitted cupboard storing meters and fuse box; wooden dado rail; fitted Coir entrance matting; part obscure glazed inner door with window above to the hall.

Hall

High ceilinged, welcoming hallway with solid natural wood flooring; traditional corning; smoke alarm; carpeted staircase to the first floor; electric wall panel heater; wood panelled door to the rear hall.

Rear Hall

Solid natural wood flooring; under stair storage cupboard (presently

storing a tumble dryer); doorway with glass panel above providing access to the rear vestibule and the solid wood external door to the rear garden.

First Floor

First Floor Landing

The staircase with traditional wood balustrade leads to the first floor landing; large rear facing window; coat hooks; smoke alarm; fitted carpet; wood panelled doors to lounge, bedroom 2, kitchen and shower room.

Lounge

Attractive, spacious, bright room with large window to the front with a traditional wood panelled surround and curtain pelmet; traditional corning; brick built fire-place with a wood burning stove and solid wooden mantel; smoke alarm; fitted carpet; electric panel heater; wood panelled doors to the attic and bedroom 2.

Kitchen/Dining Room

Open plan kitchen and dining room.

Dining Room

Window to the front with a wood panelled surround; shelved recess; wooden picture rail; smoke alarm; fitted unit matching to the kitchen comprising drawer unit, wine rack, breakfast bar area and a plinth heater; television aerial connection; fitted carpet; electric wall panel heater; doorway through to the kitchen.

Kitchen

Window to the rear overlooking the garden; modern fitted wall and floor units with a complementing natural wood worktop and a plinth heater; built-in stainless steel Lamona electric cooker with extractor hood above; stainless steel sink unit and drainer; half height wood panelling to walls; vinyl flooring.

Bedroom 1

Double bedroom with window to the rear; fitted open wardrobe with hanging space and shelf above; telephone point; smoke alarm; fitted carpet.

Bedroom 2

Presently set up with bunk beds. Window to the front; fitted carpet.

Shower Room

Obscure glazed window to the rear; w.c. and wash-hand basin; corner shower cabinet with mains shower, waterproof wall panelled surround and sliding doors; half height wood lining boards to walls; white wooden floor; electric wall fan heater.

Attic

A narrow wooden staircase with wooden balustrade leads to the attic with a skylight window. There are doors to two coomb ceiled rooms, one of which is partially floored and stores the hot water cylinder. Each room has skylight windows, power and light.

OUTSIDE

Rear Garden

A shared pathway from the rear of the property leads to a sizeable rear garden laid largely to lawn with gravelled sitting area, brick built barbeque and a large decked seating area. There is an outside light, wood garden shed (dilapidated) and a brick built outhouse with a wooden door.

VIEWING

By appointment with the Selling Agents on 01556 503744.

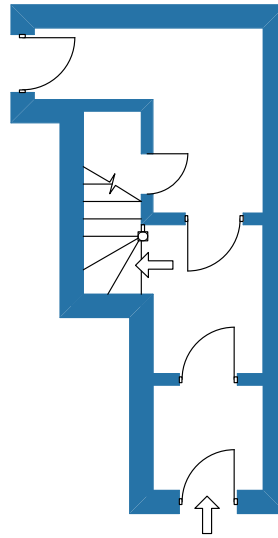
HOME REPORT

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.

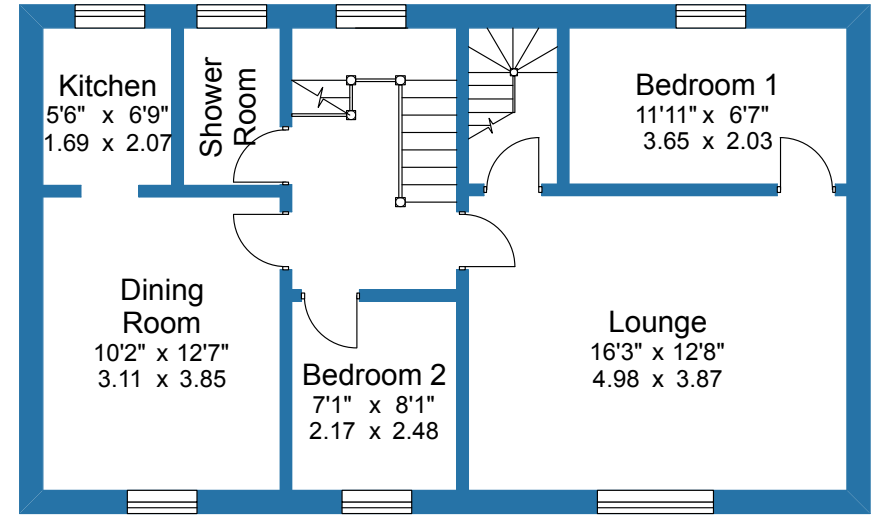
OFFERS

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

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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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