



Morland, 30 Robb Place, Castle Douglas, DG7 1LW

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Offers over £240,000

“Well presented, spaciouly laid out detached bungalow with attached garage, attractively set within a sizeable corner plot in a sought after residential area”

Ground Floor

- + Lounge
- + Dining Room
- + Dining Kitchen
- + W.C. Compartment
- + 3 Double Bedrooms
- + Shower Room
- + Attached Garage

Outside

- + Garden

EPC Rating D



LOCATION

Morland is located in an established, private, residential area in the north of Castle Douglas. The property is within easy walking distance of the health centre, supermarket, high school and conveniently situated for access to local amenities and facilities within Castle Douglas. Castle Douglas is a popular market town and 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

Well presented, spaciouly laid out, detached bungalow with attached single garage and parking. The property enjoys well proportioned, light-filled, flexible accommodation and layout arranged over one floor and has excellent storage throughout. It is in good decorative order with UPVC double glazing, gas central heating and a gas fire in the lounge.

The accommodation flows from a spacious entrance to an attractive, light-filled lounge which enjoys a double aspect and opens in to an adjoining dining room which leads through to the rear facing dining kitchen. A rear vestibule provides direct access to the garden, w.c. compartment and attached garage. There are three, light filled, double bedrooms, each with built-in storage, served by a shower room. Outside, there are attractive gardens at the front and an easily managed private, rear garden.

ACCOMMODATION

Ground Floor

Vestibule

Glazed UPVC external front door with side screens; tiled flooring; coving; obscure glass inner door and side screens to hall.

Hall

Spacious and light welcoming entrance; telephone point; coving; central heating control; built-in cloaks cupboard with hanging space and shelving; walk-in shelved storage cupboard with light; smoke detector; access hatch to partially floored roof space which stores the Worcester gas combi central heating boiler (newly installed in 2024); coving; fitted carpet; radiator.

Lounge

Light filled room enjoying a double aspect with large windows to the front and side; marble effect fire-place with gas fire; television aerial connections; telephone point; smoke detector; heat detector; two wall lights; coving; fitted carpet; radiator; obscure glass door to entrance hall and door to the dining room.

Dining Room

Window to the side; serving hatch from dining kitchen; television aerial connection; coving; fitted carpet; radiator; door to dining kitchen.

Dining Kitchen

Window overlooking the rear garden; range of fitted wall and floor units with a complementing worktop and a white tiled splash-back; stainless steel sink unit and drainer; electric cooker point; extractor fan; space for dishwasher; serving hatch to the dining room; heat detector; carbon monoxide alarm; electric wall fan heater; door to dining room; sliding door to the rear vestibule.

Rear Vestibule

Part obscure glazed UPVC external rear door to garden; obscure glazed window to rear; built-in double broom cupboard; fitted storage shelves; coat hooks; vinyl flooring; electric heater; door to W.C. and sliding door to garage.

W.C. Compartment

Obscure glazed window; w.c. and corner wash-hand basin with tiled splash-back; vinyl flooring; storage shelf; electric heater.

Bedroom 1

Spacious, light room with window to the rear; built-in double wardrobe with hanging space and shelving; wash-hand basin in vanity unit with mirror fronted cabinets above; telephone point; coving; fitted carpet; radiator.

Bedroom 2

Good sized room with window to front; built-in double wardrobe with hanging space and shelving; built-in dressing table unit with a fitted wall mirror, light and shaver point above; coving; fitted carpet; radiator.

Bedroom 3

Window to front; built-in double wardrobe with hanging space and shelving; built-in double shelved airing cupboard; fitted carpet; radiator.

Shower Room

Obscure glazed window the rear; large walk-in shower area with Mira mains shower and waterproof wall panelled surround and shower screen (new in 2024); coloured suite of w.c. and wash-hand basin; half height tiling to walls; fitted carpet; radiator.

Garage

Up and over roller door; concrete floor; power and light; electric and gas meters; internal sliding door to the rear vestibule.

OUTSIDE

Garden

A paved pathway leads to the front entrance of the property with outside light. The beautifully maintained front gardens comprise areas of grass with assorted flower and shrub borders bounded by walling.

A gravelled pathway with flower and shrub border to the left side of the property leads to the rear of the property. The easily managed rear garden is laid to paving with pathways, flower and shrub bed, rotary washing line and bounded by fencing and hedging for privacy. Outside water tap. A small gate gives access to the extensive tarmac driveway and parking area at the other side of the property with another flower and shrub bed.

VIEWING

By appointment with the Selling Agents on 01556 503744.

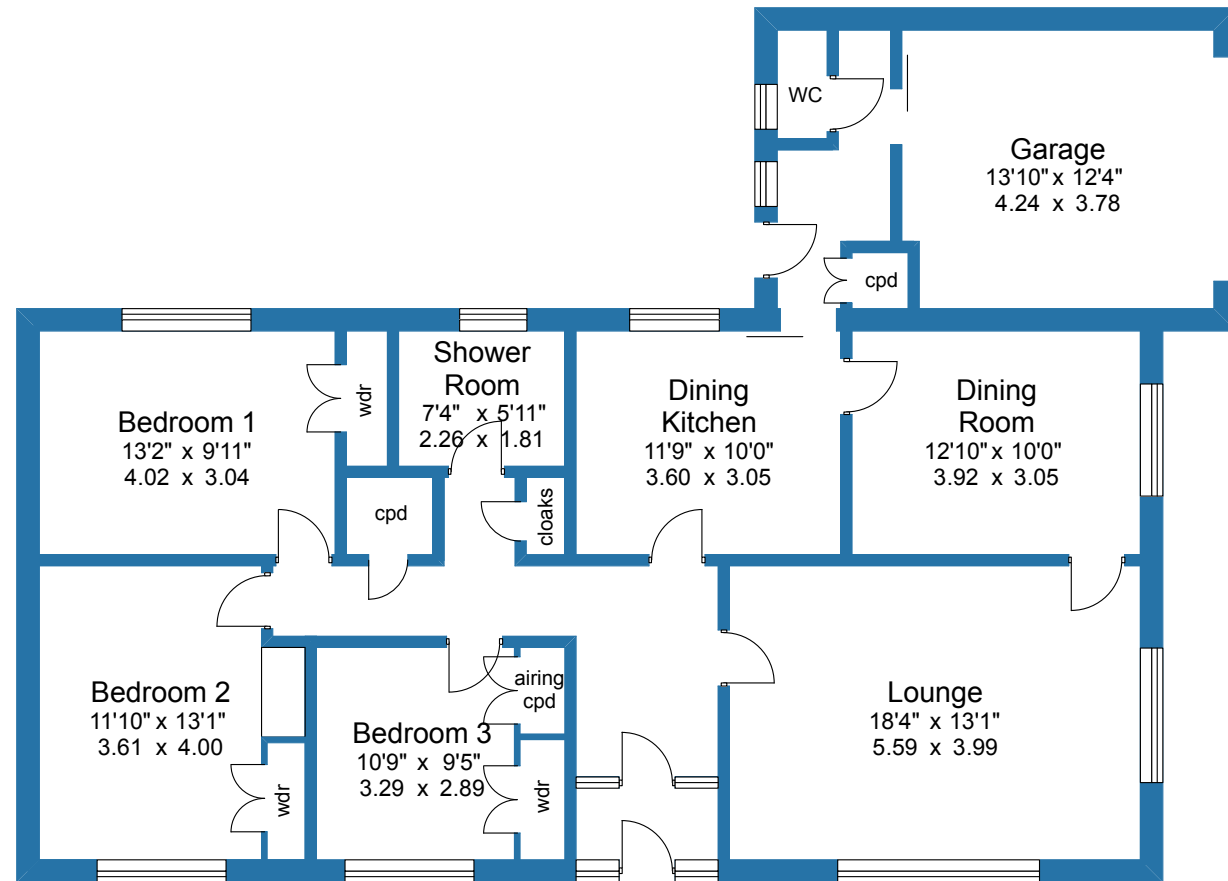
HOME REPORT

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.





For illustrative purposes only. Not to scale.



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