



23 TORRS PLACE, CASTLE DOUGLAS, DG7 1JJ

PRICE: OFFERS OVER £95,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 4.18m x 5.39m (approx)
Kitchen 4.18m x 2.25m (approx)
Bathroom 2.81m x 1.47m (approx)
Bedroom 1 2.97m x 4.17m (approx)
Bedroom 2 4.46m x 2.54m (approx)

EPC— C

Council Tax Band— B

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



This spacious two bedroom property is situated within a quiet cul-de-sac in Castle Douglas. Just a short walk to the main street of the town which offers a range of local amenities such as convenience store, supermarket, Post Office, Dentist, Doctors, community hospital, eateries, hairdressers, both primary and secondary school. Castle Douglas is also on a regular bus route to both Dumfries town centre and Kirkcudbright. Benefitting from double glazing and central heating throughout, ample storage and easy to maintain garden. Viewings are highly recommended.

The accommodation comprises: good size living room with views to the front and rear of the property; kitchen with both floor and wall cupboards, integrated electric oven and gas hob, space and plumbing for washing machine; bedroom 1 is a large double room to the rear of the property with wardrobe space; bedroom 2 is a double room to the rear of the property with wardrobe space; bathroom with W.C., wash-hand basin and shower over bath. The garden to the front of the property is laid to lawn with a paved seating area.



SERVICES

Mains water, gas, electricity and drainage.

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.



