



WILLIAMSON
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Solicitors & Estate Agents



30 St Andrew Drive

Castle Douglas, DG7 1EW

www.williamsonandhenry.co.uk

Spacious, well presented Four Bedroom detached bungalow in popular residential location which is a short walk away from all local amenities.

Accommodation:

Hallway
Sitting room/Kitchen
Bathroom
4 Double Bedrooms

Garden
Summer House
Home Office

UPVC Double Glazing;
Gas Central Heating;
Wood burning Stove



30 St Andrews Drive is a well-proportioned 4 bedroom detached bungalow with UPVC double glazing and gas central heating throughout. This well laid out property has a large bright open plan kitchen/sitting room which opens onto the rear garden. It also has the added feature of an insulated log built home office with power and hard wired Ethernet connection ideal for anyone who will be working from home. No30 is conveniently positioned within a residential cul-de-sac in Castle Douglas, just a short walk from the town centre.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities in a town now promoted as a "Food Town". The town also has a wide range of facilities including excellent primary and secondary schools, modern Health Centre, supermarkets and a thriving community run theatre, The Fullarton, nearby.

The Dumfries and Galloway Region is renowned for its beautiful countryside with rolling pastures broken by stone dykes and amenity woodland with a rugged coastline. Benefiting from the Gulf Stream, the general climate is mild and there are consequently many beautiful gardens nearby including the National Trust Gardens at Threave.

ACCOMMODATION

Entrance through wooden door with obscure glazed panel into entrance hallway with tiled flooring. Coat hanging rails. LED spotlights.

L SHAPED HALLWAY (4.40m x 1.35m) Lengthening to (5.96m x 1.58m)

Carpet. Build-in cupboard housing solar panel meter. Fusebox and electric meter with shelving above and coat hook. Radiator. Smoke detectors. Carbon monoxide detector. LED ceiling lights. Wooden glazed door leading from hallway into open plan sitting room and kitchen.

BEDROOM 1 (front right) (3.52m x 2.81m)

Double bedroom with window to the front with roller blind. Sink and vanity unit with tiled splashback. Carpet. Ceiling light. Coat hooks. Radiator with Thermostatic Valve.

BEDROOM 2 (front left) (3.26m x 3.00)

Double bedroom with uPVC double glazed window to the side. Radiator with thermostatic valve. Ceiling light. Wash-hand basin with vanity unit and tiled splashback. Walk-in shower cubicle with folding door and rainfall showerhead. Respatex shower walls. Built-in cupboard with shelving and hanging rail. Carpet. Curtain pole and curtains. TV aerial point.

L Shaped Open Plan Sitting Room / Kitchen (8.84m x 6.47m narrowing to 4.30m)

Sitting Room Area

Oak flooring. Tiled hearth. Carerra log-burning stove with stainless steel flue. Carbon monoxide detector. TV aerial point. UPVC double glazed window to side. Two built-in cupboards with shelving. Ceiling light.

Kitchen Area

High gloss fitted white kitchen cupboards with accent red wall cupboard doors and solid wood work surfaces. Stainless steel extractor hood. Electric induction hob. Double oven and grill. Kitchen Island in high gloss white cupboards with solid wood work surfaces and electric points. Three uPVC double glazed windows to both sides with roller blinds. Two sets of French doors leading to garden. Radiators. Integrated fridge freezer. Plumbing for washing machine. Space for tumble dryer. Curtain rails above both French doors. Led spot-lights. Laminate Flooring.

BATHROOM (3.36m x 2.45m)

Large bright bathroom with obscured glass window to side. White WC and sink with white vanity unit with slate-effect worktop and back-light vanity mirror above. Large walk-in shower with shower tray and Respatex walls with Mira Sport shower. White bath with mixer tap and separate shower attachment. Tiled from bath to ceiling. Karndean-style wood effect flooring. Chrome heated towel rail. Sliding door from bathroom to hallway.

BEDROOM 3 (3.11m x 3.56m)

Double bedroom. LED ceiling light. Curtain pole. UPVC double glazed window to front. Radiator with thermostatic valve. Fitted carpet.

BEDROOM 4 (3.98m x 3.06m)

Double bedroom. Window to front. Radiator. Ceiling light. Radiator with Thermostatic Valve.

EN-SUITE SHOWER ROOM (3.11m x 1.42m)

En-suite shower room with tiled floor. Chrome heated towel-rail. Clad from floor to ceiling Respatex wall covering. LED spotlight. Large walk-in shower with mains shower and monsoon rainfall showerhead. White sink with vanity unit underneath. Backlit mirror. Velux window above.

OUTSIDE

Large gravel parking area to front with parking for several cars. Further parking to the side of property with a large gravel area leading to the back garden. Ramp with handrail to side. Wooden log store. Decking area which wraps around the rear of the property with lawn in the centre.

OUTBUILDINGS

The property has two outbuildings, one currently used as a summer house/workshop and store with wood burning stove and electric which opens out on to a pleasant decking area.

There also has a wonderful home office which is fully insulated and has power and water as well as a hard wired Ethernet connection.

BURDENS

The Council Tax Band relating to this property is a Band D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band B.





SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk). Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: HMS/LM/SMITA02-04

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692
NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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