



**WILLIAMSON  
& HENRY**  
Solicitors & Estate Agents





# 17 ERNESPIE ROAD

Castle Douglas, DG7 1LD

Spacious 3 bedroom stone built period property in the heart of Castle Douglas.

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)

## Ground Floor:

Entrance Porch  
Hallway  
Sitting Room  
Dining Room  
Inner Hallway  
Shower Room  
Kitchen  
Sunroom  
Rear Hall  
Garden Room

## First Floor:

Double Bedroom 2  
Double Bedroom 3  
Study/Box Room

## Outside:

Front Garden  
Rear Garden  
Wooden Workshop  
Boiler House

## Mezzanine:

Shower Room  
Bedroom 1

Charming stone built end terraced house with 4 public rooms and 3 bedrooms. Although in need of some modernisation, it retains many of its original features such as deep skirting boards and cornicing. The property has a wonderful rear garden and is centrally located in the heart of Castle Douglas within easy reach of all local amenities.

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

17 Ernespie Road is accessed from a gated path leading from the pavement through the front garden to a solid wooden door with obscure glazed panel above in to:-

### ENTRANCE PORCH 1.77m x 1.57m (5'8 x 5'1)

Original parquet entrance flooring with inlaid original tiled floor. Deep skirting board. Wall cupboard housing electric meter and fuse box. Ceiling light. Original cornicing. Original solid wooden door with side glazed panels and ornate panelling above leading in to:-

### HALLWAY 4.12m x 1.87m (13'5 x 6'1)

This beautiful example of entrance hallway retains the original wooden door, cornicing, ceiling rose and architraves. Fully carpeted. Deep skirting boards. Radiator with thermostatic valve.





**SITTING ROOM (front) 4.36m x 3.84m (14'3 x 12'5)**

This well-proportioned room enjoys natural light from the large sash and case window to the front with original wooden panel surround overlooking the garden. Roller blinds and curtain pelmet above. Original ceiling corning, ornate ceiling rose and picture rail. Cast iron Clearview Stove set on a tiled hearth with stone surround and wooden mantel above. Carbon monoxide detector.

**DINING ROOM 3.91m x 3.75m (12'8 x 12'3)**

Accessed from the hallway, this room also has many original features including deep skirting boards. Ornate corning, ceiling rose and original picture rail. Two built-in alcoves with glazed door and shelving with cupboard underneath. Large wooden sash and case window with secondary glazing unit; with shelving underneath overlooking the sun room with shelving and curtain pole and curtains above. Radiator with thermostatic valve.

Steps leading down to:-

**INNER HALLWAY**

Ceiling corning. Ceiling spotlights. Large under stair walk-in storage cupboard with shelving from floor and further large walk-in cupboard with storage. Doorway leading to downstairs shower room and into the kitchen.

**SHOWER ROOM 2.38m x 1.84m (7'8 x 6'0)**

Tile effect vinyl flooring. Large mains water corner shower with waterproof shower panelling from floor to ceiling. Beech-effect vanity unit with white W.C. and white sink with taps above. Glass bathroom shelf with mirror above. LED ceiling spotlights. UPVC double glazed obscure window to side. Chrome heated towel rail with mirrored bathroom cabinet above. Extractor fan.

**KITCHEN 6.40m x 3.41m (20'9 x 11'1)**

Large kitchen with ample worktop space with a variety of fitted kitchen cupboards with Formica work surfaces above and tiled splash back. Stainless steel sink with drainer and taps. White freestanding Hotpoint fridge freezer. White New World gas cooker. UPVC double glazed window overlooking rear garden. Loft access hatch. Two Radiators with thermostatic valves. Wooden glazed door leading to inner corridor. Archway opening to:-

**SUN ROOM 3.55m x 2.83m (11'6 x 9'2)**

Fully carpeted. Wooden panelling to waist height. UPVC double glazed windows on 3 sides with curtain track above and fitted blinds. Zenith tumble dryer.

**REAR HALL**

Vinyl flooring. Wooden Velux window and under eave storage cupboard. Solid wooden door leading to rear courtyard area.

**GARDEN ROOM 8.61m x 4.00m (28' x 13'1 at widest)**

Originally the former outhouse for 17 Ernespie Road, this has been incorporated into the property creating a fabulous garden room. Stripped wooden flooring. Single glazed windows with deep sills and secondary glazing. This versatile space opens out to wonderful garden.

Carpeted staircase from ground floor with wooden banister and hand rail leading from ground floor up to mezzanine and first floor level.

**Mezzanine level**

**MEZZANINE LANDING**

Fully carpeted. Radiator with thermostatic valve.

**SHOWER ROOM 2.46m x 2.24m (8'0 x 7'2)**

Entered through wooden obscure glazed door with roller blind from hallway. Chrome heated towel rail with thermostatic valve with mirrored bathroom cabinet above. UPVC double obscure glazed window to side with deep sill. Built-in vanity unit with Formica work surface and inset sink with taps. Large vanity mirror. White W.C. with built-in vanity unit and Formica work surface. Loft access hatch. LED ceiling spotlights. Vinyl tile-effect flooring. Tiled walls from floor to ceiling.

**BEDROOM 1 4.38m x 3.39m (14'3 x 10'8)**

Fully carpeted. UPVC double glazed window to side. Triple built-in wardrobes. Radiator with thermostatic valve.

**First floor accommodation**

Staircase leading to first floor accommodation with wooden handrail and stripped pine banister. Architectural curved window overlooking rear garden. Doorways leading to two further large double bedrooms and study/box room.

**DOUBLE BEDROOM 2 4.50m x 3.73m (14'7 x 12'2)**

Well-proportioned double bedroom overlooking the rear garden. Fully carpeted. Ceiling corning. Deep skirting board. Built-in wardrobes with cupboards above and built in dressing table area. Ceiling light. Large uPVC double glazed window with deep sill and cupboard beneath. Radiator with thermostatic valve.

**DOUBLE BEDROOM 3 4.52m x 3.92m (14'8 x 12')**

Further well-proportioned double bedroom with two built-in wardrobes, with built-in headboard and detail above. Large sash and case window with secondary glazing unit overlooking front. Radiator with thermostatic valve. Ceiling corning. Ceiling light. Sliding door leading to study/box room.

**STUDY/BOX ROOM (front facing) 2.92m x 1.68m (9'5 x 5'5)**

Wooden sash and case window with secondary glazing unit and hardwood sill overlooking front. Radiator with thermostatic valve. Built-in shelving alcove and ceiling light. Loft access hatch.

**OUTSIDE**

**Front Garden**

Mainly laid to gravel with flower beds to front and bordered by mature hedge with a gate leading to the pavement on Ernespie Road and further gate giving access to the side of the property leading around to the rear yard.

**Yard area**

Concrete path from the front garden around the side of number 17 leads to a small yard with a patio and boiler house. The path continues around to the:-

**Rear Garden**

This lovely home has a wonderful garden which is beautifully presented fully and is a tranquil oasis in the heart of Castle Douglas. It can be accessed directly from the side of the property via a pedestrian gate from Ernespie Road or directly from the garden room. Mainly laid to lawn with mature flower beds. Patio area with stone built BBQ area. Large wooden workshop. Pond.



### Wooden Workshop

### Boiler House

Housing Worcester gas boiler with electric and lights. Small single glazed windows to side. Doorway leading to sun room.

### BURDENS

The Council Tax Band relating to this property is D.

### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

### 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](http://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 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

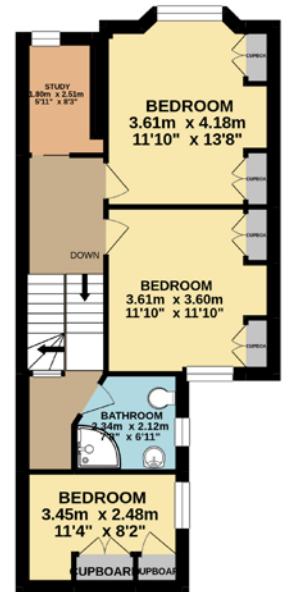
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/REYB01-01

GROUND FLOOR  
97.4 sq.m. (1048 sq.ft.) approx.

1ST FLOOR  
56.0 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA : 153.4 sq.m. (1651 sq.ft.) approx.

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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