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Solicitors & Estate Agents



23 QUEEN STREET

CASTLE DOUGLAS, DG7 1HU

www.williamsonandhenry.co.uk

Traditional mid-terrace townhouse in the heart of vibrant market town of Castle Douglas. The substantial stone property retains many of its original features and offers well-proportioned spacious family accommodation throughout.

Accommodation:

Ground Floor:

Entrance Vestibule
Hallway
Sitting Room
Utility (Former Kitchen)
Rear Inner Hall
Rear Porch
Shower Room
Kitchen/Diner

First Floor:

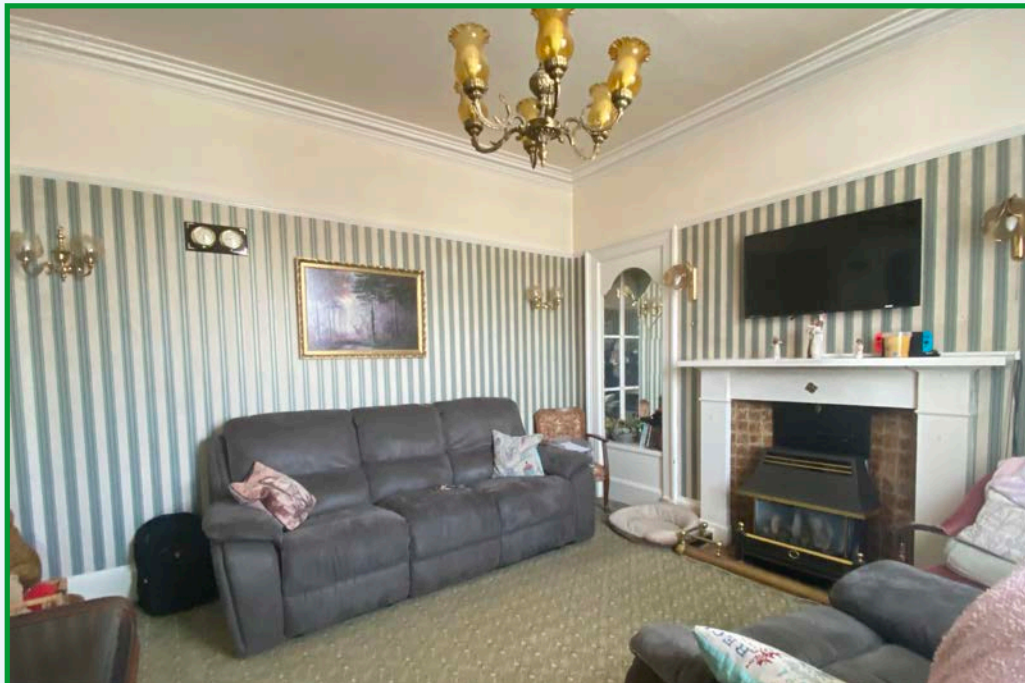
2 Double Bedrooms

Second Floor:

Double Bedroom
Bathroom

Outside:

Enclosed rear garden with pedestrian access to Jenny's Loaning
Double Garage
Home Office/Gym



23 Queen Street is a delightful spacious mid-terrace townhouse in the heart of Castle Douglas. In need of some modernisation, the property offers spacious accommodation throughout.

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

Enter through a uPVC obscure glazed door from Queen Street in to:-

ENTRANCE VESTIBULE 1.57m x 1.47m

This charming entrance vestibule is accessed directly from Queen Street providing ample space for storage of coats and bags. Dado rail. Ceiling light. Wooden cupboard housing electric meter and fuse box. Tiled floor with inset door mat. Coat hooks. Original wooden door with stain glass panel in to:-

HALLWAY 3.98m x 1.33m

This well-proportioned spacious hallway retains many of its original features including deep skirting boards, ceiling cornicing and ceiling rose with doorways leading off to all main living accommodation as well as Carpeted staircase leading to first and second floor accommodation. Ceiling light. Smoke alarm. Carbon monoxide detector.

SITTING ROOM 4.01m x 3.86m

Spacious front facing sitting room with uPVC double glazed window providing ample natural light. Radiator with thermostatic valve. Ceiling and wall lights. Ceiling cornicing and ceiling rose. Tiled fireplace with inset living flame effect gas fire. Wooden surround and mantel. Shelved mirrored alcove to one side. Carpet. Wooden obscure glazed door leading in to:-

UTILITY (FORMER KITCHEN) 3.33m x 2.74m

The spacious room was once the original kitchen for 23 Queen Street. Currently used as additional storage space this room is a blank canvas and could make a lovely snug area or large utility room depending on the new owner's requirements. Fitted kitchen wall units. uPVC double glazed window to rear. Alcove. Radiator with thermostatic valve. Ceiling cornicing. Florescent strip light. Vinyl parquet effect flooring. Doorway leading to rear inner hall with curtain pole and curtain above.



REAR INNER HALL 3.82m x 1.02m

Under stair storage cupboard. Radiator with thermostatic valve. Shelved storage cupboard above. uPVC obscure glazed door to side. Ceiling light. Loft access hatch. Heat sensor. Carpet.

REAR PORCH 0.91m x 1.38m

uPVC double glazed door out to garden. Glazed on all sides. Tiled floor.

SHOWER ROOM 2.02m x 2.29m

White wash hand basin with tiled splashback. W.C. Radiator with thermostatic valve. Corner curved shower cubicle, fully tiled from floor to ceiling with electric shower. Shelving. Ceiling light. uPVC double glazed tilt and turn window with curtain pole above. Wall cabinet. Mirror with shaver light. Wood effect vinyl floor.

KITCHEN/DINER 5m x 2.86m

This spacious bright Kitchen / Diner has ample hand made solid wooden kitchen cupboards. Corian work surface. Rangemaster gas range with stainless steel splashback and extractor hood above. Inset Inglenook fireplace with log burning stove on a tiled hearth. Ceramic 2 bowl sink with mixer tap above. 'Ideal' gas boiler. uPVC double glazed doors leading out to rear garden and home office / gym. Mosaic tile effect vinyl floor.

Carpeted staircase with original painted wrought iron balustrade with wooden handrail leading up to first floor accommodation. Large uPVC double glazed window on stairs with curtain pole and curtains above.

First floor accommodation

LANDING

Fully carpeted storage cupboard. Doorways leading off to both double bedrooms and bathroom. Staircase leading up to second floor accommodation.



DOUBLE BEDROOM 1 2.52m x 3.62m

uPVC double glazed window with deep sill with views over the rear garden and towards the Galloway Hills. Alcove with coloured wash hand basin and tiled splash back with mirror and shaver light above. Ceiling cornicing. Ceiling light. Radiator with thermostatic valve. Carpet.

DOUBLE BEDROOM 2 5.24m x 3.8m

This large bedroom faces the front of the property with two large uPVC double glazed picture windows to front with deep sills. Curtain pole above and curtains. Ceiling cornicing. Ceiling rose. Ceiling light. Picture rail. Radiator with thermostatic valve. Carpet.

Carpeted staircase from first floor landing leading to second floor level with wooden handrail and bannister.

Second floor accommodation

Built-in linen cupboards to one side. Doorways leading to bathroom and bedroom.

BATHROOM 2.55m x 2.38m

White bath with tiled splashback. Mirror. W.C. Radiator with thermostatic valve. Under eaves storage cupboard. Velux window. Ceiling light. Carpet.

DOUBLE BEDROOM 3 5.22m x 2.8m

Large uPVC double glazed picture window to front with curtain pole above and curtains. Coombed ceiling. Ceiling strip light. Radiator with thermostatic valve. Vanity unit with inset sink and mixer tap above and mirror. Carpet.

OUTSIDE

Rear Garden

Delightful private garden with easily maintained artificial lawn. Flower beds and paths leading down to double garage and pedestrian gate to Jenny's Loaning. Large enclosed garden with steps leading down to patio area.

Double Garage

Up an over door. Pedestrian door in to rear garden.

Home Office/Gym 5.64m x 2.8m

Pedestrian door to front and side. Built-in shelving. Electrics. Plumbing for washing machine. Space for tumble dryer. Windows to side. Tiled rubber floor.

BURDENS

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

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.



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

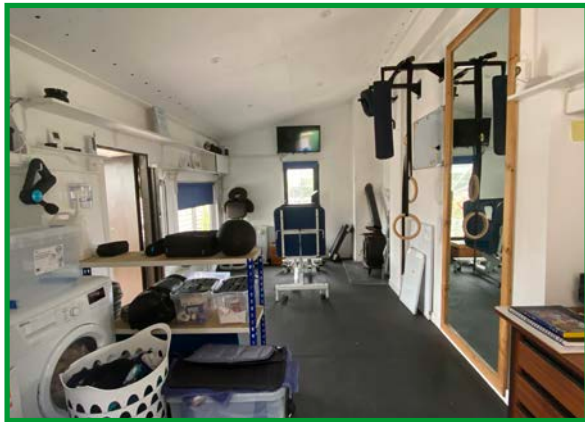
virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (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 332 057.

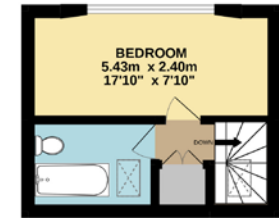
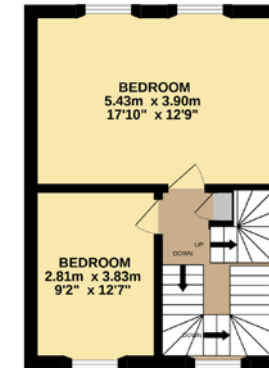
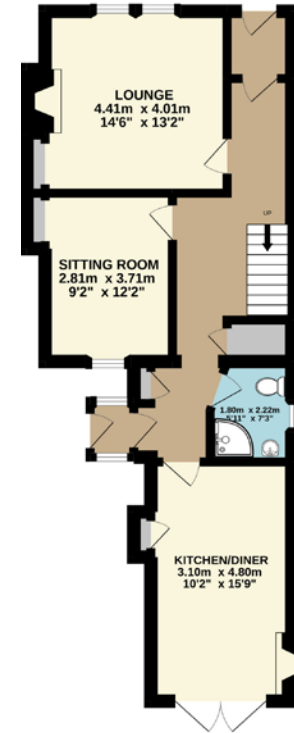
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GROUND FLOOR

1ST FLOOR

2ND 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
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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