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WILLIAMSON  
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Chartered & Estate Agents





# 2 BANKEND ORCHARD

COTTON STREET, CASTLE DOUGLAS, DG7 1AH

Surprisingly spacious mid terraced house located a short distance from all local amenities in the market town of Castle Douglas.



## Accommodation:

### Ground Floor:

Entrance Hallway  
Bedroom 1 / Sitting Room  
Bathroom  
Sitting Room / Dining Room  
Kitchen

### First Floor:

Double Bedroom 1  
Double Bedroom 2





A well-proportioned light and airy mid-terraced house, this delightful property has no onward chain, making it the ideal property for a number of different buyers. It is a well presented three bedroom house with double glazing and gas central heating.

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

Entered via uPVC double glazed door into:-

### ENTRANCE HALLWAY 4.48m x 1.13m

Bright entrance hallway giving access to all ground floor accommodation and carpeted staircase with wooden handrail and banister leading to first floor level. Radiator. Coat hooks. Cupboard housing electric meter. Smoke alarm. Fitted Carpet.

### BEDROOM 1 /2nd SITTING ROOM 3.20m x 3.96m

Good sized front facing double bedroom benefiting from ample natural light from a large uPVC double glazed picture window with roller blind and curtain pole. Ceiling light. Fitted carpet. Radiator.

### BATHROOM 2.03m x 2.21m

Suite of white wash-hand basin and W.C. inset into built-in vanity unit with useful additional built in storage. Built-in vanity mirror. Tiled splash-back. L-shaped bath with mains shower above. Obscure double glazed uPVC window to side. Roller blind. Ceiling light. Tile-effect vinyl flooring.

### SITTING ROOM 4.15m x 5.90m

Spacious rear facing reception room overlooking the delightful garden. Fitted carpet. Under stair storage area. Radiator. Room thermostat. Curtain pole. Two Radiators. Smoke alarm. 2 ceiling lights. Doorway leading into:-

### KITCHEN 3.20m x 3.95m

Good sized kitchen diner with ample storage from a range of fitted kitchen units. Laminate work surface. Tiled splash-back. Washing machine (included in sale) and space for dish-washer. Freestanding gas cooker with stainless steel chimney extractor hood above. Space for freestanding fridge-freezer. White ceramic 1½ bowl sink with mixer tap. Window to rear with roller blind above. UPVC double glazed door leading to rear garden. Wall mounted gas boiler. Radiator. Tile-effect vinyl flooring.

## First Floor Accommodation

### LANDING 0.92m x 1.10m

Carpeted. Under eaves storage cupboard. Doors leading off to two good sized double bedrooms.

### DOUBLE BEDROOM 1 3.20m x 4.15m

Fitted carpet. Under eaves storage. Radiator. Partially coombed ceiling. Ceiling light. Velux window.

### DOUBLE BEDROOM 2 3.20m x 4.15m

Fitted carpet. Under eaves storage. Radiator. Partially coombed ceiling. Ceiling light. Velux window.

## OUTSIDE

To the rear of the property is a delightful rear garden mainly laid to paving providing two patio areas for "alfresco" dining, bordered by gravel areas and well stocked flower beds. Greenhouse. Garden shed.

## BURDENS

The Council Tax Band relating to this property is C.

## ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

## 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. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

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)).

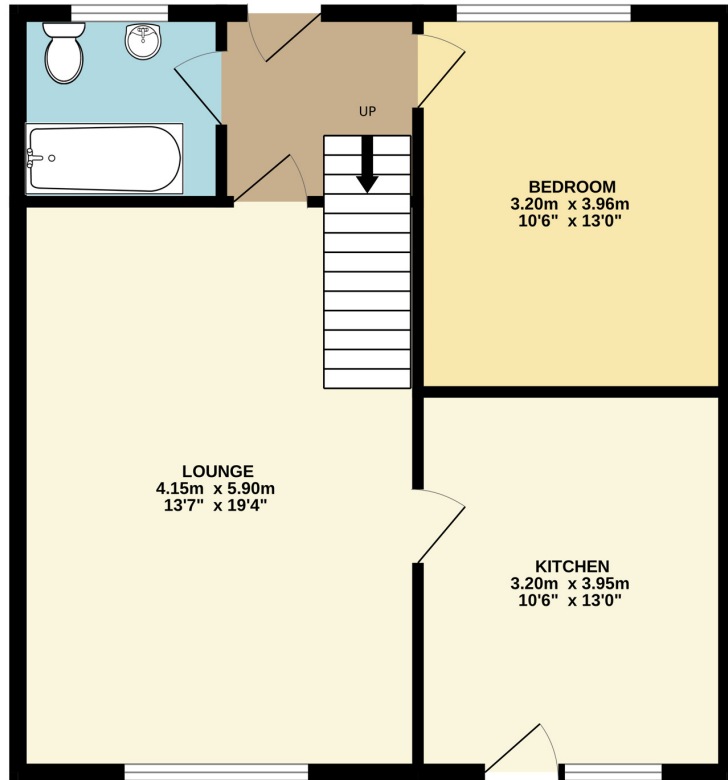
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

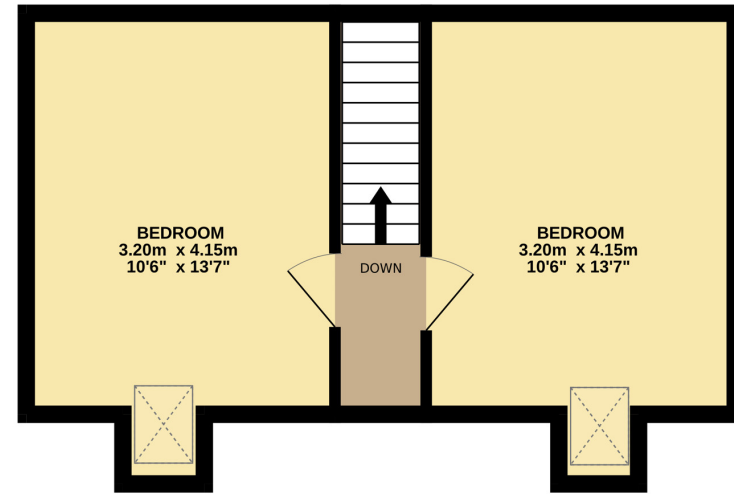
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GROUND FLOOR



1ST 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: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**  
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