



WILLIAMSON
& HENRY
Solicitors & Estate Agents



20 ST ANDREW DRIVE,

CASTLE DOUGLAS, DG7 1EW

Well-presented detached 2 bedroom bungalow in a popular yet quiet residential location a short distance from all local amenities of Castle Douglas.



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Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Open Plan Sitting Room/
Dining Room
Kitchen
Utility Room
WC
2 Double Bedrooms
Bathroom

Outside:

Front and rear garden.
Garage. Boiler Room

uPVC double glazing
throughout. Gas central
heating.



20 St Andrew Drive is a well presented detached bungalow in a quiet residential location a short walk away from the local amenities of Castle Douglas.

The property benefits from light bright spacious rooms, with the added benefit of having scope to extend (subject to the appropriate planning consents) should a buyer wish.

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 a paved path from the front garden through a uPVC double glazed door into:-

ENTRANCE VESTIBULE **2.03m x 1.20m**

Ceiling light. Tiled ceramic floor. Wooden obscure glazed door with side panels leading into:-

RECEPTION HALLWAY **4.10m x 2m**

Wooden glazed door from entrance vestibule. "L" shaped spacious and bright hallway. Ample room for provision of a staircase should a potential purchaser wish to convert the attic area subject to local authority planning permission. 2 large built-in cupboards. BT point. Loft access hatch. Radiator with thermostatic valve. Ceiling light. Carpet. Doorways leading off to all main accommodation.

OPEN PLAN SITTING ROOM/DINING ROOM **7.61m x 4.57m**

Spacious reception with ample natural light from front facing uPVC double glazed picture window with vertical blind, curtain track and curtains and French sliding doors leading out to the rear garden. 3 radiators with thermostatic valves with shelving above. Fyestone fireplace with flame effect gas fire sat on tiled hearth. TV aerial point. Partially laid to solid wood and carpet. Ceiling corning. Wall light Sliding door into:-

KITCHEN **4.59m x 3.49m**

Bright and spacious kitchen with shaker style fitted kitchen units with laminate work surface and tiled splashbacks. Breakfast bar. Stainless steel 1½ bowl sink with mixer tap above and drainer. Expelair extractor fan. Electric Bosch hob. Integrated slim line dishwasher. Built-in Bosch electric oven. Freestanding Hotpoint fridge freezer. uPVC double glazed window overlooking rear garden. Vertical blind. Radiator with thermostatic valve. Towel rail. Recessed LED ceiling spotlights. Tile effect vinyl flooring in to kitchen utility room and W.C. Doors leading to sun porch and utility room.

UTILITY ROOM **1.31m x 0.99m**

Shaker style fitted kitchen units with wood effect laminate work surface. Plumbing for washing machine. Hotpoint washing machine. Danfoss heating controller. Coat hooks. Ceiling light. Sliding door into:-

W.C. **1.32m x 0.85m**

White wash hand basin and W.C. Tiled splashbacks. Mirrored bathroom cabinet. Expelair extractor fan. Towel rail. Ceiling light.

SUN PORCH/REAR VESTIBULE **2.40m x 1.49m**

Step down from kitchen in to good size room. uPVC double glazed windows on three sides with vertical blinds. Tile effect vinyl floor. uPVC double glazed door leading out to garden.

DOUBLE BEDROOM 1 (Front facing) **4.45m x 3.52m**

uPVC double glazed window to front with vertical blind, curtain track and curtains. Ceiling corning. Ceiling light. Radiator with thermostatic valve. Carpet.

DOUBLE BEDROOM 2 **4.28m x 3.83m**

uPVC double glazed window with vertical blind, curtain track and curtains. Built-in double wardrobes with dressing table. Radiator with thermostatic valve. BT telephone point. Ceiling light. Carpet.

BATHROOM **2.73m x 2.79m at widest (narrowing to 1.62m)**

Good size family bathroom with white wash hand basin and W.C. Large walk-in shower cubicle with Mira Sport electric shower. White heated towel rail. Radiator with thermostatic valve. Tiled splashbacks. Large built-in cupboard with shelving. uPVC obscure glazed window to side. Vertical blind. Ceiling light. Vinyl floor.

OUTSIDE

Front Garden

Mainly laid to gravel with paved path and driveway bordered by well stocked flowerbeds with a variety of mature shrubs.

Rear Garden

Immediately adjacent to the property is a paved patio area with gravel pathways with steps leading up to a formal lawn area bordered by raised flower beds well stocked with a variety of mature shrubs.

BURDENS

The Council Tax Band relating to this property is E.

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

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).

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

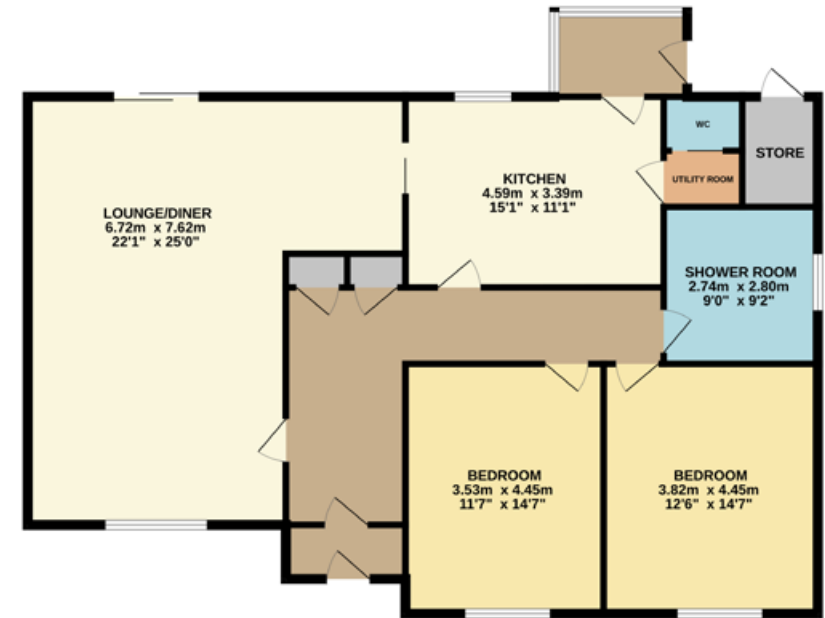
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/MCGUD01-02





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plans, 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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