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3 MILLER PLACE, CASTLE DOUGLAS, DG7 1HJ

2 Bedroomed semi-detached house located in quiet residential development a short distance away from all local amenities



Ground Floor:
Entrance Vestibule
Sitting Room
Kitchen

First Floor:
Shower Room
Double Bedroom 1
(front facing)
Double Bedroom 2
(rear facing)

Outside:
Front Garden
Rear Garden
Private Driveway
Shed

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Semi-detached 2 bedroomed house located in quiet residential location a short distance away from the local amenities of Castle Douglas. This well-proportioned home would be well suited to a number of different buyers.

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 through wooden obscure glazed door from front garden into:-

ENTRANCE VESTIBULE 1.12m x 1.28m

UPVC double glazed window to side with curtain pole and curtains above. Tiled floor. Walk-in cupboard. Doorway leading into:-

SITTING ROOM 6.52m x 3.61m

Spacious bright open plan sitting room / dining room. Two radiators with thermostatic valve. UPVC double glazed window to front with curtain track and curtains above. Vertical blinds. Fitted Carpet. Carpeted staircase leading to first floor level. Under stairs storage area. Smoke alarm. Two ceiling lights. UPVC double glazed window to rear. Ceiling light with fan. Doorway leading into:-

KITCHEN 2.73m x 2.07m

White fitted kitchen units with laminate work surfaces. Stainless steel sink with mixer tap and drainer to side. Washing machine. Free standing electric cooker. Tiled splash-backs. Fluorescent strip-light. Wooden glazed door leading out to rear garden. Tile effect vinyl flooring.

Carpeted staircase with wooden handrail and bannister leading to first floor level:-

First floor level

FIRST FLOOR LANDING

Fitted carpet. Loft access hatch and ceiling light. Doorways leading off to shower room and two double bedrooms.

SHOWER ROOM 1.57m x 1.83m

Vinyl anti-slip flooring. Grey wash-hand basin and W.C. Tiled from floor to ceiling. Obscure double glazed window to rear with curtain pole above. Corner shower cubicle with electric shower. Fixed bathroom cabinet. Towel rail. Radiator with thermostatic valve. Ceiling light. Extractor fan. Radiator.

DOUBLE BEDROOM 1 2.83m x 3.48m

Bright and airy front facing double bedroom. Ceiling light with fan. Fitted carpet. Radiator with thermostatic valve. UPVC double glazed window with curtain track and curtains. Built-in cupboard.

DOUBLE BEDROOM 2 2.66m x 2.41m

UPVC double glazed window overlooking the rear garden. Fitted carpet. Curtain track and curtains. Ceiling cornicing. Ceiling light. Radiator with thermostatic valve.

OUTSIDE

FRONT GARDEN

The front garden is mainly laid to gravel, with paved driveway to side.

REAR GARDEN

Immediately to the rear of the property is a paved patio with formal lawned area beyond and gravel area to side. Wooden shed.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is band 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 our office.

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.

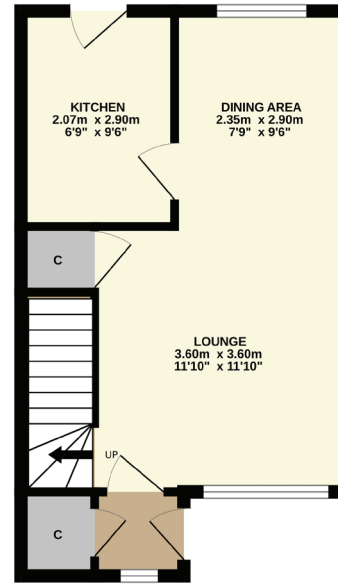
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/ES/BROWM07-07

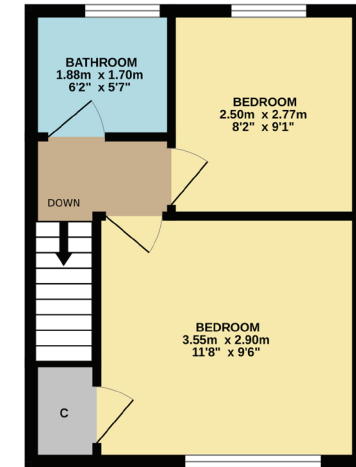




GROUND FLOOR



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 operation 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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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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