



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# 5 QUEEN ELIZABETH DRIVE

CASTLE DOUGLAS, DG7 1HH

Light and spacious two bedroom detached bungalow in sought after residential area of Castle Douglas a short distance away from all local amenities.



## Accommodation:

### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Kitchen  
Utility Room  
Sitting Room  
2 Double Bedrooms  
Shower Room

### Outside:

Front and Rear Gardens.  
Garage.

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5 Queen Elizabeth Drive is a well-proportioned 2 bedroom detached bungalow in a quiet residential location a short distance away from all local amenities. The property benefits from uPVC double glazing and gas central heating 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**

Entered from front garden through obscure uPVC door with uPVC double glazed panel to side providing additional natural light into:-

**ENTRANCE VESTIBULE                    1.44m x 1.64m**

Wood effect laminate flooring. Wall light. uPVC obscure glazed door into:-

**RECEPTION HALLWAY                    3.39m x 3.19m**

Radiator. Two large built in cupboards. Central heating thermostat. Doorways leading off to all accommodation. Loft access hatch. Two ceiling lights. Wood effect laminate flooring.



**KITCHEN    3.29m x 2.90m**

Spacious kitchen with a good range of white fitted kitchen units and laminate work surfaces with tiled splash backs. Electric hob. Electric integrated oven. Space for dishwasher. Space for washing machine. Stainless steel sink with mixer tap above and drainer to side. uPVC double glazed window overlooking rear garden with blinds above. Wall mounted Worcester gas fired boiler. Radiator. Central heating controller. Ceiling cornicing. Smoke alarm. Fluorescent striplight. Vinyl flooring. Door leading into:-

**UTILITY ROOM    2.41m x 1.52m**

Floor to ceiling built in cupboards on one wall. Wooden glazed door leading into garage. Radiator. uPVC double glazed window overlooking rear garden. Space for freestanding fridge-freezer. Ceiling light. Vinyl flooring.

**SITTING ROOM    5.03m x 3.59m**

Accessed directly from the main reception hallway through wooden glazed door, this light and airy front facing reception room enjoys a pleasant outlook across the front garden. Large uPVC double glazed picture window to front. Feature fireplace with marble hearth and surround. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet.

**DOUBLE BEDROOM 1    4.11m x 3.34m narrowing to 2.67m**

The largest of the double bedrooms enjoys a pleasant outlook across the rear garden and natural ample light from uPVC double glazed window. Recessed alcove with built in shelving. Double built in wardrobe with sliding door providing useful additional storage. Ceiling cornicing. Ceiling light. Fitted carpet.



**DOUBLE BEDROOM 2    2.76m x 3.39m**

Further double bedroom overlooking the front garden with large uPVC double glazed picture window. Radiator. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet.

**SHOWER ROOM    1.56m x 2.49m**

Spacious and light contemporary shower room with suite of white wash hand basin and W.C. Large walk in shower cubicle with curved shower screen and respatex style wall paneling behind. Wall mounted bathroom cabinet. uPVC obscure glazed window with roller blind above. Ceiling light. Tile effect vinyl flooring.

**Outside**

**Garage.**

Front garden is bordered by wall with driveway to side providing access to the garage. Ramp with wrought iron handrail lead up to front door. Front garden is mainly laid to gravel and interspersed with a variety of mature shrubs. A paved path leads to the rear.

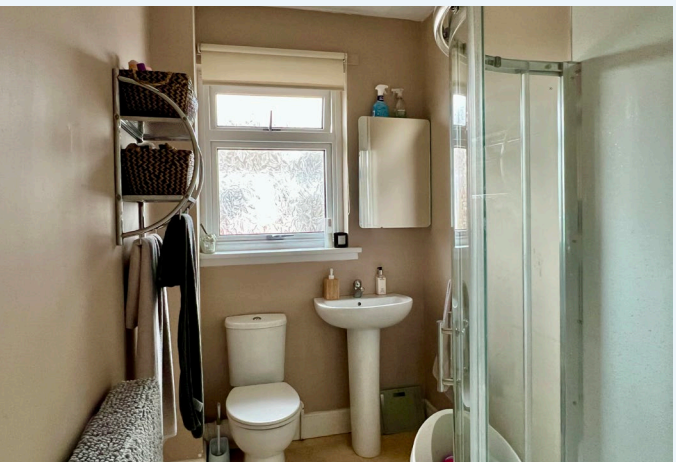
Immediately to the rear of the property is a generous paved patio area with steps leading up to further garden area beyond.

**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. 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."

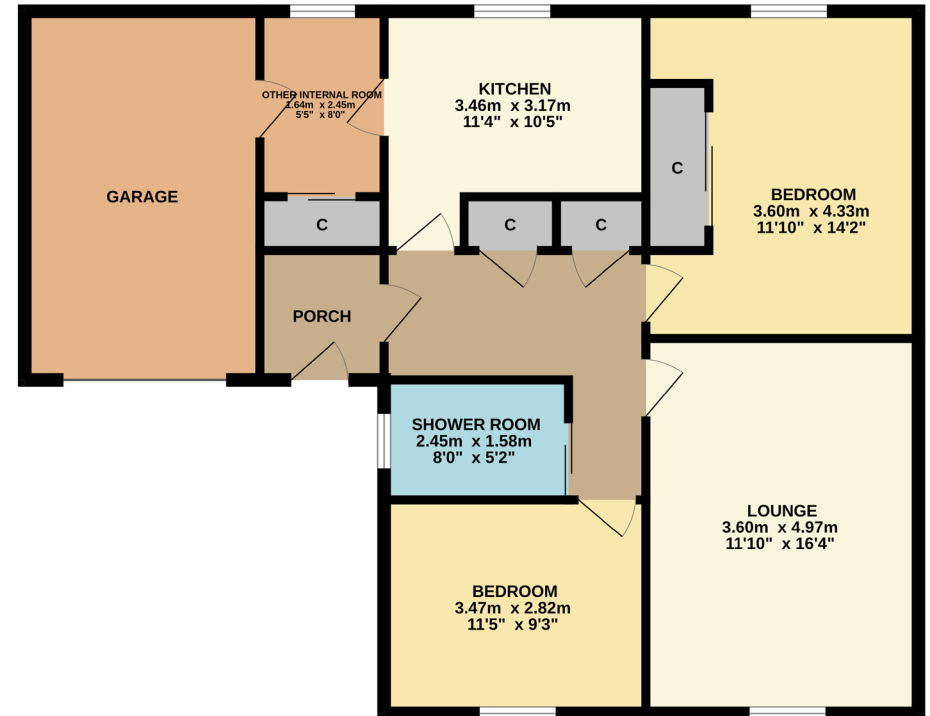
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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.

Ref: SAK/ES/PRINM01-03

## GROUND FLOOR



**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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