



19 Douglas Terrace

Castle Douglas, DG7 1AZ

Ground floor flat with own parking on cul-de-sac a level walk from the amenities of Castle Douglas



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

Accommodation
Hall with 3 storage cupboards
Living Room
Kitchen
2 Double Bedrooms
Bathroom

19 Douglas Terrace is a ground floor flat with well-proportioned accommodation situated on a cul-de-sac and a short level walk from the shops and other amenities of Castle Douglas.

It benefits from full gas central heating with a new boiler installed in 2021 and thermostatic controls to radiators, uPVC double glazing with all windows having ventilation strips, mains wired smoke alarms, good storage, and an exclusive parking space.

Early entry is available and there is no “chain”.

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

HALL **3.9m x 2.13m**
A uPVC door with two obscure glazed panels to the upper part and letter box opens to the Hall. Stripped pine floor. Radiator. Off the hall is:-

Walk-In Cupboard **1.59m x 1.08m**
Adjacent to the front door. Coat hooks. Shelf. Carpet.

Second Walk-In Cupboard **1.61m x 0.89m**
Shelved. Vinyl floor.

Outside:
Front garden area. Parking Space.

There is also a full height cupboard housing the electric meters and with space beneath for storage.

LIVING ROOM **4.58m x 3.92m**
Carpet. Front facing window with two opening panels. Radiator. Curtain rail. Central heating controls. Decorative electric fire over polished stone hearth.

KITCHEN **3.37m x 2.21m**
Fitted with floor and wall units with a light wood appearance. Laminate work surface. Single drainer sink with mixer tap set beneath the window giving an outlook to the front. Built-in Zanussi single oven and grill. Built-in four burner electric hob with cooker hood over. Gas central heating boiler (new in 2021). Space for fridge freezer and the Samsung fridge freezer (new in 2022) is included in the sale. Space and plumbing for washing machine and the washing machine is included in the sale. Vinyl floor. Radiator with thermostatic control. Space for table.

DOUBLE BEDROOM **3.99m x 2.78m**
Window with outlook to the rear. Radiator. Grey carpet.

DOUBLE BEDROOM **3.31m x 2.98m**
Window with outlook to the rear. Radiator. Brown carpet.

BATHROOM **2.71m x 1.44m**
Fitted with a bath, dual flush W.C. and wash hand basin all in white. Mixer shower over the bath with shower rail and curtain. Mixer tap over wash hand basin. Radiator with hanging rail over. Obscure glazed side facing window. Vinyl floor.

OUTSIDE
To the front is an area for the exclusive use of the flat with an outside tap, a parking space for a car and the remainder of the area being laid to gravel for ease of maintenance.

BURDENS
The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING
The Energy Efficiency Rating for this property is C.

SERVICES
The subjects are served by mains water, mains electricity, mains gas and mains drainage.

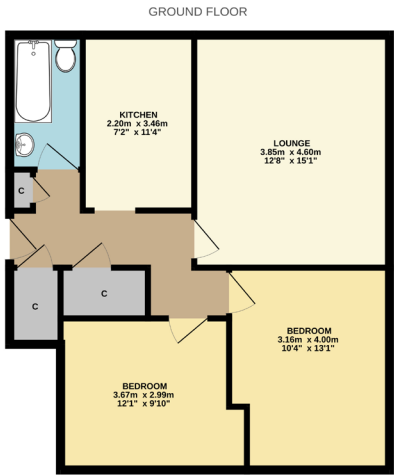
ENTRY
Early entry available.

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.

Ref: SAK/SM/RODGI01-15



GROUND FLOOR

Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, areas and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be used for any other purpose. The plan is for illustrative purposes only and should not be used for any other purpose. The plan is for illustrative purposes only and should not be used for any other purpose.



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