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9

9 TORRS PLACE

CASTLE DOUGLAS, DG7 1JJ

Surprisingly spacious mid terraced two-bedroom home located within a quiet residential location close to all local amenities



Accommodation:

Entrance Floor:
Entrance Porch
Entrance Hallway
Bathroom

First Floor:
Living Room
Kitchen

Ground Floor:
Snug / Office
Bedroom 1
Bedroom 2

Outside:
Integral Store
Garden

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9 Torrs Place is a bright and spacious two-bedroom mid-terraced home located in a quiet residential area on the outskirts of Castle Douglas, benefiting from countryside views and within easy walking distance of local amenities. The property is well presented and is an ideal first time buyer or buy to let investment.

Known as "The Food Town", Castle Douglas is a thriving market town at the heart of Galloway. Approximately 18 miles west of Dumfries on the south border of Galloway Forest, Castle Douglas enjoys easy connections to nearby communities as well as plentiful countryside and nature attractions. The town boasts an enviable range of facilities including excellent nurseries, primary and secondary schools, a modern integrated healthcare centre, veterinary practices, supermarkets, boutique shops and a beloved community run theatre/ cinema. There are also various leisure amenities such as a public swimming pool, multiple gyms, 9-hole golf course, bowling green, tennis/ squash courts, library, activity centres and a year-round programme of community events.

The Dumfries and Galloway region is renowned for its beautiful landscapes, rolling hillside, extensive natural woodland and rugged coastline interspersed with sandy beaches and hidden coves. Benefiting from the Gulf Stream, the area enjoys a comfortably mild climate and consequently hosts many beautiful and exotic gardens to explore; including Threave Garden and Nature Reserve, approximately one mile west of Castle Douglas. There are many opportunities to enjoy the natural scenery, including outdoor sports such as fishing, sailing, cycling & mountain biking, alongside an extensive range of walking and hiking trails.

A paved path leads through the garden to the front entrance: uPVC double glazed door with full-height uPVC double-glazed side panel, opening into: -

ENTRANCE PORCH
Ceiling light. Fitted coir carpet and space for coat/ shoe storage. Wooden door leads into: -

ENTRANCE HALLWAY
Bright open space with high ceilings. Carpeted staircase with wooden handrail leading to first floor and ground floor accommodation. Built-in cupboard housing the RCD consumer unit and providing useful additional storage. Central ceiling light. Doorway leading off to bathroom with glazed panel above providing additional natural light.

BATHROOM
Contemporary bathroom with suite of white ceramic washbasin with mixer tap, white WC and bath with electric shower above and folding tempered glass shower screen. Ceramic tiled splash backs. Chrome heated towel rail. uPVC obscure glazed tilt & turn window. Extractor fan. 2 ceiling spotlights. White ceramic tiled floor.

First Floor Level

FIRST FLOOR LANDING
Doorways of the first floor landing lead to both the kitchen and living room. Built-in cupboard housing the central heating programmer provides additional storage space. Smoke alarm. Ceiling light. Central heating thermostat. Fitted carpet.

SITTING ROOM
Bright and spacious reception room with large front and rear uPVC double-glazed tilt-and-turn picture windows, with curtain poles above, providing excellent natural light. This spacious reception room has ample space for additional dining table and chairs if required. Feature fireplace with inset electric fire and mantel above. Two radiators. Two ceiling lights. Ceiling cornicing and Wainscott rail. Fitted carpet. Smoke alarm. TV Aerial Point. BT Point. Hardwired internet point.

KITCHEN
Good size kitchen with contemporary Beech effect shaker style fitted units. Terrazzo-effect laminate worksurfaces. Tiled splashbacks. Plumbing for washing machine. Plumbing for dishwasher. Space for tumble dryer. Stainless steel 1.5 bowl sink with drainer to side and mixer tap. Four-burner gas hob with extractor hood above and integrated electric oven below. Space for large fridge-freezer. Built in pantry cupboard providing additional storage. uPVC double glazed tilt & turn picture window with outlook across neighboring parkland and countryside. 2 ceiling lights with adjustable spotlights. Heat alarm. Loft access hatch. Stone-effect LVT flooring.

Ground Floor Level
Stairs from main entrance hallway lead down to ground floor accommodation.

HALLWAY
Radiator. Smoke Alarm. Ceiling light. Double built-in cupboard provides useful additional storage. Fitted carpet. Doorways opening to snug and both bedrooms.

SNUG
Currently used as a cosy reading nook, this versatile space could also serve as a home office or playroom. Handcrafted, mounted bookshelves provide useful storage. Ceiling light. Fitted carpet.

BEDROOM 1
Good sized double bedroom. Double built-in wardrobe with sliding doors, full-length hanging rail and shelving above. Radiator. Ceiling light. uPVC double glazed tilt & turn window with curtain pole above. Fitted carpet.

BEDROOM 2
A well-proportioned second bedroom, currently used as a home office and guest bedroom. uPVC double glazed tilt & turn window with roman blind above. This room enjoys a pleasant outlook across neighboring parkland and countryside beyond. Radiator. Ceiling light. Fitted carpet.

STORE
Integral outbuilding accessed via an external locking wood door. Gas fired combi boiler. Power and lighting. Carbon Monoxide Detector.

GARDEN
Fully enclosed private front garden with lawn, bordered by well-established flower beds stocked with a variety of mature shrubs. A paved path leads through the garden to front entrance and generous patio area. This fully enclosed South facing garden enjoys a high level of privacy due to the fenced perimeter and established conifer hedging. Outside light.







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

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."

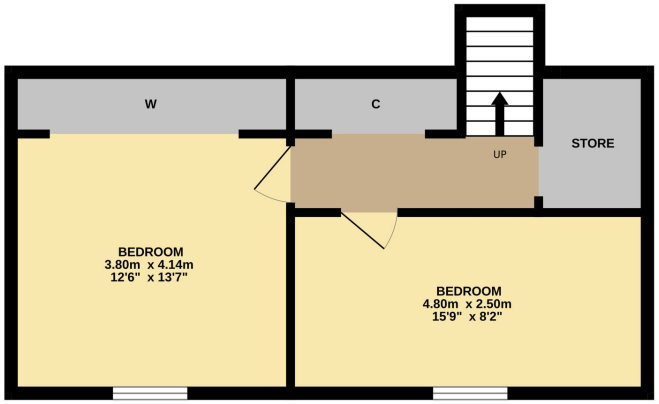
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

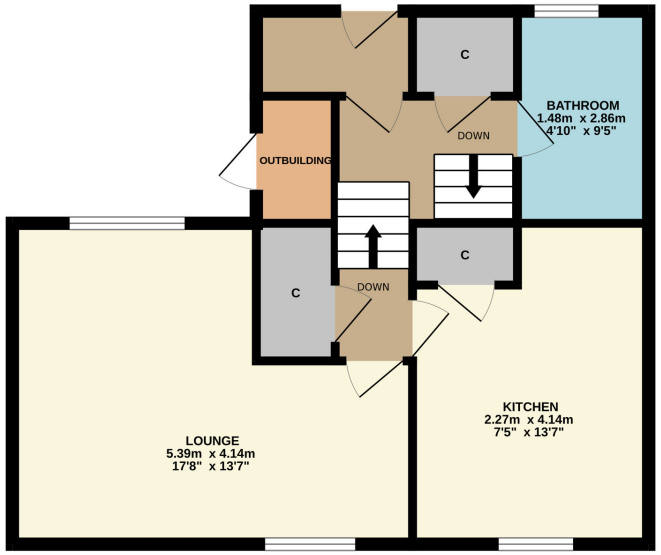
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/TEMKJ01-02

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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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 to 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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