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18

18 ABERCROMBY ROAD

CASTLE DOUGLAS, DG7 1BA

A substantial detached townhouse located on the outskirts of Castle Douglas with easy access to A75 and all local amenities. This characterful stone-built house provides well-proportioned accommodation throughout whilst retaining many original features.



Ground Floor:
Entrance Vestibule
Reception Hallway
Lounge
Dining Room
Kitchen
Utility Room
Rear Hallway

First Floor:
Landing
3 Bedrooms
Bathroom
Shower Room
Inner Rear Hallway

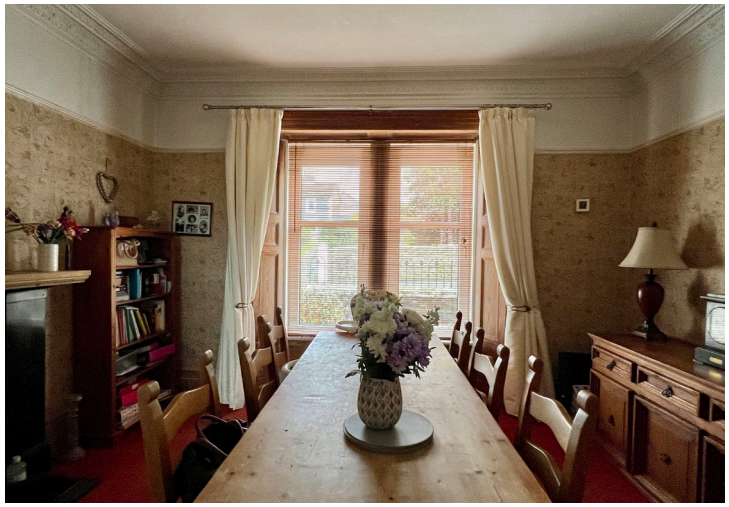
Second Floor:
Landing
2 Bedrooms

Basement:
Sitting Room
Laundry Room
3 Storage Rooms

Outside: Front & Rear Garden

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A substantial detached stone built townhouse providing well thought out spacious accommodation throughout. This charming home also benefits from a generous full height basement with power which is suitable for further integration into the main home if required.

This delightful family home benefits from a large enclosed rear garden and enjoys a pleasant outlook across the golf course to the hills beyond.

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" with an annual food festival. The town also has a wide range of facilities including excellent primary and secondary schools, modern health centre, veterinary practices, supermarkets, library, swimming pool, 9-hole golf course, bowling green, tennis & squash courts and a thriving community run theatre & cinema, The Fullarton.

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. The area has a wide range of sport and outdoor activities with opportunities to take in shooting, fishing on river, loch or sea, golf, sailing, and an extensive range of walks and cycling routes.

ACCOMMODATION

GROUND FLOOR:
Graveled driveway leads to uPVC composite glazed door with glazed panel above into:-

ENTRANCE VESTIBULE
Spacious entrance vestibule with etched glass original wooden doorway with glazed panels to both sides and above entering into main reception hallway. Coat hooks. Dado rail. Wall mounted RCD consumer unit and electric meter. Ceiling cornicing. Tile effect vinyl flooring

RECEPTION HALLWAY
Wide welcoming reception hallway with original ornate ceiling cornicing and architraves. Dado rail. Radiator. Doors leading off to all ground floor accommodation. Carpeted staircase with wooden handrail leading to first floor level. Ceiling light. Fitted carpet.

LOUNGE 7.92m x 4.27m
Light and airy reception room which runs the full depth of the house with an abundance of natural light from two uPVC double glazed windows to front with curtain pole and curtains above. A further uPVC double glazed tilt and turn window to rear provides a fine outlook across the garden and golf course with Roman blinds above. Recessed alcove with built in shelving and cupboard beneath. Original marble fireplace with inset iron wood burning stove set on slate hearth. Picture rail. Two radiators. Ceiling cornicing. Two ceiling lights. Two doorways leading out to main reception hallway.

DINING ROOM 4.29m x 4.10m
Two uPVC double glazed windows to front with curtain pole and curtains above. Picture rail. Radiator. Original open fireplace with tiled hearth and surround with wooden mantel above. Ceiling cornicing. Ceiling light. Fitted carpet. Doorway leading through to: -

KITCHEN 3.96m x 3.64m
Contemporary kitchen with a good range of fitted units providing an abundance of storage. Eye level integrated electric ovens. Stainless steel 1 ½ bowl sink with mixer tap and drainer to side. uPVC double glazed tilt and turn window with blind above overlooking rear garden and golf course beyond. Electric induction hob with stainless steel chimney style extractor hood above. Tile effect splash backs. Radiator. Ceiling cornicing. Ceiling light with four adjustable spotlights. Heat sensor. Door leading through to rear hallway and staircase leading to basement level.

UTILITY ROOM 4.89m x 3.39m
Wooden 15 pane glazed door leading to laundry room. Tiled flooring. Worktop. uPVC double glazed tilt and turn window to rear. Ceiling light. Coat hooks. uPVC double glazed door leading out to garden with glazed panel above.

REAR HALLWAY
Linking the main first floor accommodation via wooden staircase with wooden handrail and balustrade leading to basement level and out to the rear garden.

A carpeted staircase with wooden handrail leading to first floor level from main reception hallway.

FIRST FLOOR:

LANDING
Large uPVC double glazed tilt and turn window with deep sill beneath provides an abundance of natural light over stairwell and first floor landing. Doors leading off to all first floor accommodation and inner first floor hallway. Radiator. Ceiling cornicing. Ceiling light. Smoke alarm. Doors leading off to all first-floor accommodation and inner first floor hallway. Built in under stair cupboard providing useful additional storage. Fitted carpet.

BEDROOM 1 (right – front facing) 3.66m x 3.36m
uPVC double glazed tilt and turn window with curtain track and curtains above. Radiator. Dado rail. Ceiling cornicing. Ceiling light with four adjustable spotlights. Wood effect laminate flooring.



BEDROOM 2 (right – rear facing) 4.26m x 4.11m
Recessed alcove with built in shelving. uPVC double glazed tilt and turn window with curtain pole and curtains above. Ceiling cornicing. Ceiling light. Fitted carpet.

BEDROOM 3 (rear facing) 4.26m x 4.11m
uPVC double glazed tilt and turn window with curtain track and curtains above. Built in wardrobes and drawers along one wall providing useful additional storage. Radiator. Door leading to bathroom. Ceiling cornicing. Ceiling light. Fitted carpet.

BATHROOM 3.64m x 3.33m
Suite of white wash hand basin, W.C. and bath. Corner shower cubicle with electric shower above and respatex style wall paneling. Chrome heated towel rail. Large uPVC double glazed tilt and turn window to rear with curtain pole and curtains above. Recessed LED ceiling spotlights. Ceiling cornicing. Respatex style splash backs. Tile effect vinyl flooring Door leading through to bedroom.

SHOWER ROOM 2.61m x 2.20m
Inset wash hand basin with mixer tap with built in vanity unit beneath. Tiled splash backs. White W.C. Radiator. Shower cubicle with mains shower above. Fully tiled. Shower curtain. Shaver light. Fixed glass shelving. uPVC double glazed tilt and turn window to rear. Ceiling light. Tile effect vinyl flooring.

Wooden glazed door leading through to inner rear hall.

INNER REAR HALLWAY
Radiator. uPVC tilt and turn window to front. Carpeted staircase with wooden handrail and banister leading to attic level. Ceiling cornicing. Fitted carpet.

SECOND FLOOR:

LANDING
Velux window. Doors leading off to two double bedrooms and box room. Ceiling cornicing. Ceiling light.

BEDROOM 4 (right) 4.64m x 4.27m
Stripped wooden floorboards. Under eaves storage. Ceiling cornicing. uPVC double glazed tilt and turn window. Ceiling light.



BEDROOM 5 (left) **4.64m x 4.27m**
Stripped wooden floorboards. uPVC double glazed tilt and turn window to rear. Partially coombed ceiling. Ceiling light.

CUPBOARD
Built in cupboard providing useful additional storage.

BASEMENT:
The basement is accessed via painted wooden staircase leading down from rear inner hall on ground floor level to basement.

The basement area is made up of 4 generous rooms, one of which is used as a utility room and one which has already been renovated and used as a sitting room with French doors leading out to the garden and would make an ideal home office/ studio/music room.

SITTING ROOM **4.16m x 3.18m**
Bright and spacious basement room which is currently used a snug but could be a home office or artist's studio. This delightful space benefits from UPVC double glazed French doors leading out to the rear garden and enjoying a pleasant outlook across the garden and neighbouring golf course. Ceiling light, Wooden floorboards.

LAUNDRY ROOM
Fluorescent Strip light. UPVC double glazed window to rear. Worktop. Space for tumble dryer.

CLOAKROOM
WC not plumbed in. Ceiling light. Wash hand basin.

STORAGE ROOMS

Outside

GARDEN
This delightful home is set back from Abercromby Road, the front garden is bordered by stone wall with wrought iron railings to front. The front garden is laid to gravel for ease of maintenance and providing off street parking.

The large enclosed rear garden can be accessed directly from the front of the property as well as through the main house. This wonderful garden is mainly laid to lawn and bordered by well established flower beds with a number of mature shrubs and trees and backs on to the neighbhouring golf course. Adjacent to the kitchen and the basement snug is a generous paved patio ideal for entertaining and alfresco dining.

GARAGE
Substantial brick built garage which may be suitable for conversion into a studio or home gym subject to appropriate planning consents. UPVC double glazed window to rear. Concrete floor

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

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 septic tank drainage which is maintained by Dumfries & Galloway Council 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/RH/BENZC01-01



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