

W
&
H

WILLIAMSON
& HENRY
Solicitors & Estate Agents



2 DUNMUIR ROAD

CASTLE DOUGLAS, DG7 1LG

Substantial detached house in need of some modernisation.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Lounge
Sitting Room
Dining Kitchen
Rear Vestibule
Shower Room

First Floor:

3 bedrooms
Bathroom
Study

www.williamsonandhenry.co.uk



2 Dunmuir Road is a well-proportioned, spacious detached house in need of some modernisation. The property is set within easily maintained garden grounds with car port and off street parking to side. The property retains many traditional features and benefits from uPVC double glazing and oil fire central heating. The property has well-proportioned flexible accommodation with 2 public rooms and 3 bedrooms and is sure to suit 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

Enter via a wrought iron gate in to the front garden a paved path leads to a uPVC double glazed door into:-

ENTRANCE VESTIBULE

Large uPVC double glazed picture windows provide ample natural light. Internal obscure glazed door leading into:-

RECEPTION HALLWAY

Spacious reception hallway with high ceilings and original cornicing. Staircase leading to first floor accommodation. Under stairs storage cupboard with light. Coat hooks. Central heating controller. Radiator. Doorways leading off to all main ground floor accommodation.

LOUNGE

4.02m x 3.88m

Well-proportioned front facing room with large double glazed window with venetian blinds, curtain pole and curtains. Stone built feature fireplace with open fire and wooden mantel (chimney capped off). Shelved recess with tv aerial point. Ceiling cornicing. Radiator. Carpet.

SITTING ROOM

4.01m x 3.88m



Another well-proportioned reception room with large uPVC double glazed window to front with venetian blinds, curtain pole and curtains. Stone built fireplace with wooden mantel and open fire (presently blocked off). Ceiling cornicing. Radiator. Carpet.

DINING KITCHEN

5.16m x 3.06m

Spacious dining kitchen with ample natural light from large window to side. Fitted kitchen units with black marble effect laminate work surface and tiled splashback. Stainless steel sink with drainer. Integrated Zanussi stainless steel cooker with extractor hood above. Plumbing for washing machine. Plumbing for dishwasher. Fitted shelves. Ceiling coving. Radiator. Cupboard housing oil fired Worcester central heating boiler. Floor partially tiles and partially vinyl flooring. Obscure glazed door to rear vestibule.

REAR VESTIBULE

uPVC windows. Electric meter. Coat hooks. Wood panelling to chest height. Ceiling coving. Tiled floor. Obscure glazed wooden external door to rear gives access to garden. Door leading to:-

SHOWER ROOM

1.83m x 1.42m

Suite of white wash hand basin, W.C, built-in vanity unit and corner shower cubicle with mains shower and sliding shower door. Fitted bathroom mirror. Respatex style wall panelling. Down lighters. uPVC obscure glazed window to rear. Radiator.

Carpeted Staircase with wooden balustrade leading from reception hallway to half landing.

Half landing on first floor accommodation

The half landing splits and leads to front and rear accommodation. One step to left leads to bedroom, study and bathroom to one side and five stairs to right leads to remaining two double bedrooms. Radiator.

First floor accommodation to left of half landing

BEDROOM 1

3.55m x 3.22m

Window to side. Coving. Radiator.

STUDY

2.72m x 2.23m



Window to rear. 2 Built-in cupboards, one storing hot water tank and fitted shelves.

BATHROOM

3.23m x 1.87m

Obscure glazed window. 3 piece coloured suite comprising of bath, W.C and wash hand basin. Partially tiled. Coving. Radiator.

First floor accommodation to right of half landing

LANDING

Built-in cupboard with shelving and coat hooks. Access to loft. Smoke alarm. Carpet.

BEDROOM 2

4.03m x 3.99m

Lovely light spacious room with windows to front and side. Partially coombed ceiling. Built-in wardrobes with mirrored front sliding doors. Cornicing. Carpet.

BEDROOM 3

4.04m x 3.95m

Spacious double bedroom with windows to front and side. Partially coombed ceiling. Cornicing. Smoke alarm. Carpet.

OUTSIDE

Pedestrian gate gives access to a monoblock pathway and front entrance garden and porch. The path extends along the side of the property to the rear.

Double wrought iron gates vehicular access to the rear and car port. Bordered by flower beds on either side. The rear garden is mainly laid to paving and concrete, with well-established flower and shrubs borders. Formal lawned area. Oil tank.

Side gate leads to a pebbled pathway with a variety of flower and shrub borders. There is a further covered area with 3 small garden stores.

BURDENS

The Council Tax Band relating to this property is .

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.



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

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/FRASM02-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

www.williamsonandhenry.co.uk

