



# Cramond, 3 Anderson Place

Castle Douglas, DG7 1UQ

Surprisingly spacious detached bungalow in quiet location close to all local amenities.



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Solicitors & Estate Agents

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**Ground Floor:** Hallway  
Shower Room  
Sitting Room  
Kitchen  
Bedroom 1

**First Floor:** Landing  
Bedroom 2  
Bedroom 3

**Outside:** Garage  
Garden

UPVC Double Glazing & Gas Central Heating

Cramond is a surprisingly spacious detached three bedroom bungalow with easily maintained garden ground located a short distance away from all local amenities.

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 via uPVC obscure glazed door into:-

**HALLWAY** **4.06m x 1.29m widening to 2.14m**  
Wood effect laminate flooring. Radiator with shelf above. Wooden staircase with fitted carpet leading to first floor level. uPVC double glazed window to front. Roller blind. Doors leading off to all main ground floor accommodation. Large walk in cupboard housing Baxi boiler. Coat hooks. Shelving.

**SHOWER ROOM** **1.57m x 2.48m**  
Good sized ground floor shower room. Suite of white W.C. and coloured wash hand basin. Partially tiled and partially fitted with respatex style shower paneling. Corner shower cubicle with mains shower above. Extractor fan. Two fitted bathroom cabinets. Radiator. Towel rail. uPVC obscure glazed window to front. Roller blind.

**SITTING ROOM** **3.44m x 3.96m**  
Front facing sitting room with ample natural light from large uPVC double glazed picture window. Venetian blind, curtain pole and curtains above. Two radiators. Fitted carpet. Smoke alarm.

**KITCHEN** **3.31m x 4.51m**  
Fitted kitchen units with formica work surface. Tiled splash backs. Xpelair extractor fan. uPVC double glazed window to rear with roller blind, curtain pole and curtains above. Stainless steel sink with mixer tap. Space for under counter fridge. Space for freestanding cooker. Space for washing machine. Fluorescent strip light. Wood effect laminate flooring. Radiator. uPVC double glazed door leading outside.

**BEDROOM 1** **3.32m x 2.76m**  
Fitted carpet. uPVC double glazed window. Venetian blinds, curtain track and curtains. Built in shelving. Radiator.

Carpeted staircase leading to first floor level. Wooden handrail.

#### First Floor Accommodation

**LANDING** **2.35m x 0.88m**  
Fitted carpet. Velux window to front.

**BEDROOM 2** **2.84m x 4.47m**  
Fitted carpet. Velux window. Loft access hatch. Partially coombed ceiling. Ceiling light.

**BEDROOM 3** **3.44m x 4.49m**  
Fitted carpet. Velux window. Partially coombed ceiling. Ceiling light.

#### Outside

**GARAGE**  
Single garage.

Immediately to the rear of the property are steps leading down to a pavement. Paved path leading to side garden and off street parking area. Easily maintained garden mainly laid to gravel.

**BURDENS**  
The Council Tax Band relating to this property is a band 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

#### 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)).

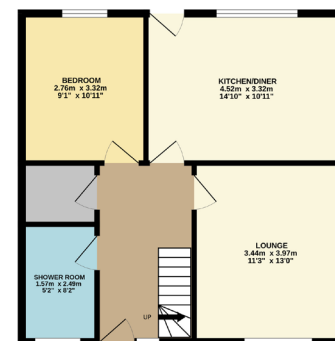
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

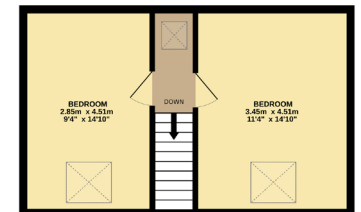
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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