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WILLIAMSON
& HENRY
Solicitors & Estate Agents



47 ALVINGHAM AVENUE

CASTLE DOUGLAS, DG7 1JF

Well-presented mid-terraced house offering bright spacious accommodation throughout. UPVC double glazing and gas central heating throughout.



Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Kitchen
Sun Room
Shower Room

First Floor:

3 Double Bedrooms

Outside:

Front garden with off street parking. Rear enclosed garden. Wooden shed.

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47 Alvingham Avenue is a well-proportioned 3 bedroom terraced house located in a quiet cul de sac location benefitting from off street parking, uPVC double glazing and gas central heating.

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 a paved path from the front garden through a uPVC double glazed door into:-

RECEPTION HALLWAY **4.28m x 1.03m**

Fitted carpet. Radiator with thermostatic valve with shelving above. Carpeted staircase with wooden handrail leading to first floor level. Doorways leading off to sitting room and shower room. Understair storage cupboard. Ceiling light. Smoke alarm. 15 pane wooden glazed door leading to: -

SITTING ROOM **4.59m x 3.52m**

Bright spacious front facing sitting room with oak effect laminate flooring. Large uPVC double glazed window to front with vertical blinds, curtain pole and curtains. Radiator with thermostatic valve. Ceiling cornicing. Fyfestone fireplace with granite hearth with inset living flame effect fire. Cupboard with shelving. 15 pane wooden glazed door leading into:

KITCHEN **4.24m x 2.37m**

Good sized contemporary fitted kitchen with a range of shaker style fitted kitchen units. Marble effect laminate work surfaces and splashbacks. Stainless steel sink with mixer tap and drainer. Integrated fridge-freezer. Integrated electric oven. Lamona 4 burner gas hob with glass splash back and stainless steel chimney extractor hood above. Oak effect laminate flooring. uPVC double glazed window with vertical blinds overlooking rear garden. Ample space for dining table. Radiator with thermostatic valve. Cupboard housing electric meter and fusebox. 15 pane wooden glazed door leading from kitchen into:-

SUN ROOM **1.81m x 1.62m**

Wood effect laminate flooring. uPVC double glazed windows on three walls with vertical blinds. uPVC double glazed door leading out to garden.

SHOWER ROOM **2.78m x 1.75m**

Accessed directly from the ground floor reception hallway. Suite of white wash hand basin set into modern vanity unit with shaker style doors and beech effect work surfaces. Fitted bathroom mirror. uPVC obscure glazed window with vertical blinds. White WC. Stainless steel towel rail. Radiator with thermostatic valve. Tile effect vinyl flooring. Large walk-in shower cubicle with electric Mira Sport shower and Respatex style wall paneling on two walls.

Carpeted staircase with wooden handrail leading to first floor level

First Floor Accommodation

FIRST FLOOR LANDING

Large walk in cupboard which backs onto the cupboard in double bedroom 3. Loft access. Smoke alarm. Ceiling light.

DOUBLE BEDROOM 1 **3.01m x 2.80m**

The smallest of the double bedrooms overlooking the rear garden. uPVC double glazed window with curtain track and curtains. Radiator with thermostatic valve. Ceiling light. Partially coombed ceiling. Fitted carpet. Built in wardrobe with hanging rail and shelving.

DOUBLE BEDROOM 2 **3.93m x 2.96m**

Rear facing. Fitted carpet. uPVC double glazed picture window overlooking rear garden and field beyond. Curtain track and curtains above. Radiator with thermostatic valve above. Recessed alcove with shelving. Ceiling light.

DOUBLE BEDROOM 3 **4.31m x 3.11m**

The largest of the three bedrooms. Fitted carpet. Partially coombed ceiling. Front facing. uPVC double glazed window with curtain track and vertical blinds. Ceiling light. Large walk-in cupboard with partially coombed ceiling, ceiling light, shelving and fitted carpet (would make an ideal walk in dressing room).

OUTSIDE

Front Garden

Mainly laid to gravel providing off street parking with pedestrian access through a close to the side of the property leading round to the rear garden.

Rear Garden

Fully enclosed south facing rear garden enjoys a pleasant outlook across a field at the rear. This good sized garden can be accessed via a pend from the front and also directly from the sun room. This pleasant garden is mainly laid to gravel for ease of maintenance.

Wooden Shed.

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 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

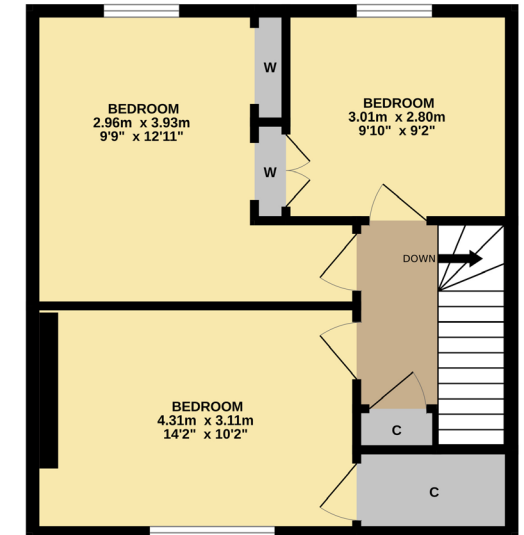
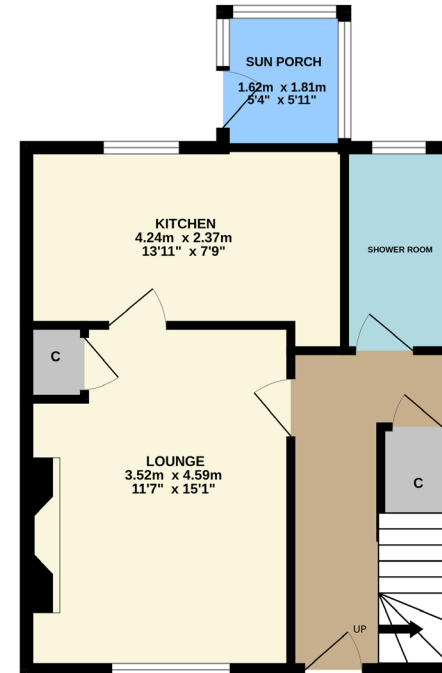
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/FPTRU01-01



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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