



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# 43 DOUGLAS TERRACE

CASTLE DOUGLAS, DG7 1AZ

Surprisingly spacious 3 bedroom semi-detached house located in a quiet cul de sac location within easy reach of all local amenities



## Accommodation:

### Ground Floor:

Reception Hallway  
Kitchen  
Sitting Room  
Shower Room

### Lower Ground Floor:

Utility Room  
Double Bedroom 3

### First Floor:

Landing  
Double Bedroom 1  
Double Bedroom 2

Large enclosed rear garden.  
Detached home gym (fully insulated)  
Off-street parking for 2 cars.

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43 Douglas Terrace is a well presented 3 bedroom semi-detached property which is tucked away in a quiet location that is within easy walking distance of all local amenities. This well presented house is sure to suit a number of different buyers. Viewing highly recommended.

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 from front garden through uPVC obscure glazed door with uPVC obscure glazed side panel into:-

### RECEPTION HALLWAY

Wide reception hallway with doors opening off to sitting room, kitchen and shower room. Carpeted staircase leading to ground floor and second floor level. Wooden cupboard housing electric meter and fusebox. Recessed LED ceiling spotlights. Engineered oak flooring. Oak door into:-

### KITCHEN

Fitted shaker style kitchen with laminate work surfaces. Tiled splash backs. uPVC glazed window to front with horizontal blind. Integrated Indesit dishwasher. 4 ring gas burner hob. Black chimney style extractor hood. Integrated Zanussi electric oven and space for under counter fridge freezer. Plumbing for washing machine. Stainless steel 1 ½ bowl sink with drainer and mixer tap. Breakfast bar area. Smoke alarm. Ceiling spotlights. Tile effect vinyl flooring.

### SITTING ROOM

Wooden glazed doors from reception hallway enter into a bright, spacious, front facing sitting room. uPVC double glazed window to rear. Large uPVC double glazed picture window to front with curtain pole and curtains above. Radiator. TV aerial point. Recessed LED ceiling spotlights. Fitted carpet.

### SHOWER ROOM

Accessed directly off main reception hallway. Suite of white wash hand basin and W.C. Chrome heated towel rail. Tiled from floor to ceiling. Painted wood paneling. Obscure glazed window to side. Corner shower cubicle with Triton electric shower above. Respatex style wall paneling behind. Built in vanity unit providing ample additional storage. Recessed ceiling spotlights. Loft access hatch. Ceramic tiled floor.

Carpeted staircase leading down to lower level with door leading off to:-

### UTILITY ROOM

Shaker style fitted kitchen units with laminate work surfaces. Space for tumble dryer and under counter fridge. Cupboard housing gas fired boiler. uPVC obscure glazed door with cat flap leading to rear garden. Curtain pole and curtains above. Coat hooks. Tile effect vinyl flooring.

### DOUBLE BEDROOM 3

Radiator. Two large built in wardrobes with hanging rail and shelving. TV aerial point. uPVC double glazed tilt and turn window to rear. Curtain pole and curtains above. Ceiling light. Fitted carpet.

### First Floor Accommodation

Carpeted staircase from reception hallway leads upstairs to:-

### LANDING

Fitted carpet. Large linen cupboard with shelving. Ceiling light.

### DOUBLE BEDROOM 1

Fitted carpet. Built in wardrobes with glazed sliding doors and hanging rail. Large uPVC double glazed tilt and turn window to rear. Curtain pole and curtains. Radiator. Ceiling light. Ceiling cornicing.

### DOUBLE BEDROOM 2

Rear facing. Fitted carpet. Wardrobe with sliding doors, hanging rail and shelving. Built in corner shelving. uPVC double glazed tilt and turn window. Curtain pole and curtains. Ceiling light.

### Outside

Good sized rear garden which is fully enclosed on all sides. Immediately to the rear of the house is a paved area with further large paved patio area to the rear of the garden. Lawn. Raised flower beds.

### HOME GYM

Good sized outbuilding with power and lighting. Currently used a home gym but would be good use as a home office space or studio/garden room.

### BURDENS

The Council Tax Band relating to this property is B.

### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a 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 One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://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.

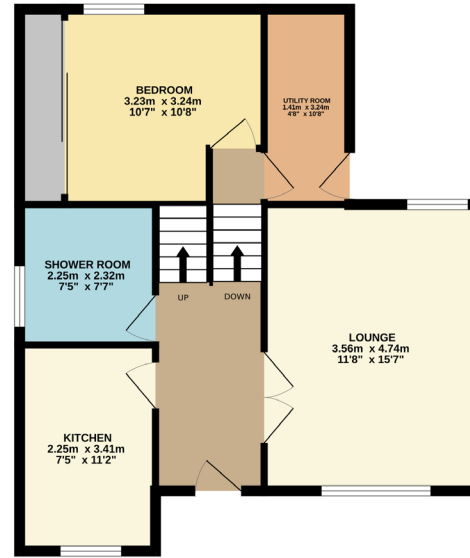
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PL/LAWRG02-01

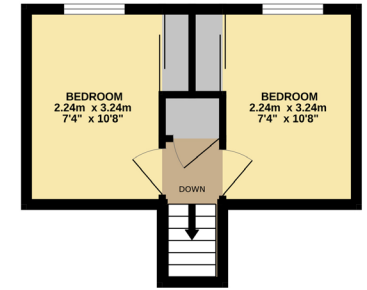




GROUND FLOOR



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 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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