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Solicitors & Estate Agents



6 ST ANDREW DRIVE

CASTLE DOUGLAS, DG7 1EW

Spacious and light 3 bedroom detached bungalow in quiet residential location a short walk away from all local amenities.



Accommodation:

Ground Floor:

Reception Hallway
Double Bedroom 1
Sitting Room
Kitchen
Utility Room
Double Bedroom 2
Wet Room
Double Bedroom 3

Outside:

Garage
Gardens
Summer House

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6 St Andrew Drive is a surprisingly spacious detached 3 bedroom bungalow located in a quiet residential location a short distance away from all local amenities. The property benefits from 3 good sized double bedrooms and bright and airy sitting room.

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 front garden through opaque glazed uPVC electric opening front door with uPVC double glazed side panels into:-

RECEPTION HALLWAY

Bright, spacious wide reception hallway. Fitted carpet. Radiator. Coat hooks. Doors leading off to all ground floor accommodation. Ceiling light. Ceiling cornicing.

DOUBLE BEDROOM 1

Front facing. Fitted carpet. uPVC double glazed window with vertical blinds. Radiator. Ceiling light.

SITTING ROOM

Exceptionally large, bright, spacious sitting room with an abundance of natural light from three large uPVC double glazed windows, two to the side and one to the front with vertical blinds and Three radiators. Feature fireplace with gas living flame effect fire. Recessed alcove with shelving and cupboard beneath. Wall lights. Ceiling light. Fitted Carpet.

DINING KITCHEN

Spacious dining kitchen with good range of fitted units and ample space for a table and chairs. Marble effect laminate work surfaces. White 1 ½ bowl sink with mixer tap and drainer. Tiled splash backs. uPVC double glazed window to side with roller blind above. Electric Zanussi integrated oven. Integrated electric hob. Radiator. Ceiling cornicing. Fluorescent strip light. Wood effect vinyl flooring. Door leading into:-

UTILITY ROOM

Well positioned utility room accessed directly from the Kitchen, Garden and Garage. Fitted kitchen units with laminate work surfaces providing useful additional storage. Wooden clothes pulley. Stainless steel sink with drainer to side and mixer tap above. Worcester gas fired boiler. Radiator. uPVC double glazed window to rear overlooking garden with roller blind above. uPVC obscure glazed door leading to rear garden. Ceiling light. Sliding door into garage. Wood effect vinyl flooring.

DOUBLE BEDROOM 2

Overlooking the rear garden this bright and spacious double bedroom benefits from a large range of fitted bedroom cupboards and drawers providing useful storage. Radiator. uPVC double glazed window to rear. Curtain track and curtains above. Ceiling light. Ceiling cornicing. Fitted Carpet. Door opening into:

WET ROOM

Recently installed wet room which can be accessed directly from Double Bedroom 2 and from the reception hallway with Vinyl anti slip flooring. Suite of white wash hand basin and W.C. Shower area with mains shower above. Obscure glazed window to rear. Radiator. Fitted bathroom cabinet. Fitted mirror with shaver light above.

DOUBLE BEDROOM 3

Rear facing. uPVC double glazed window to rear with curtain track and curtains above. Radiator. 2 large built in cupboards providing useful additional storage. Ceiling light. Fitted carpet.

Outside

GARAGE

Good sized integral garage with up and over door to front and pedestrian door to side. Concrete floor. uPVC double glazed window to side. Ceiling lights.

A wheelchair friendly path leads to the front of the property boarded on either side by well stocked flowerbeds with a number of mature shrubs. A gravel path leads round to the rear of the property at both side providing easy access to the rear garden.

The rear garden is mainly laid to lawn and bordered by hedging and mature shrubs To one side is a good sized wooden summer house. The garden is bordered by hedging and a number of mature shrubs.

BURDENS

The Council Tax Band relating to this property is band E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is Band 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).

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

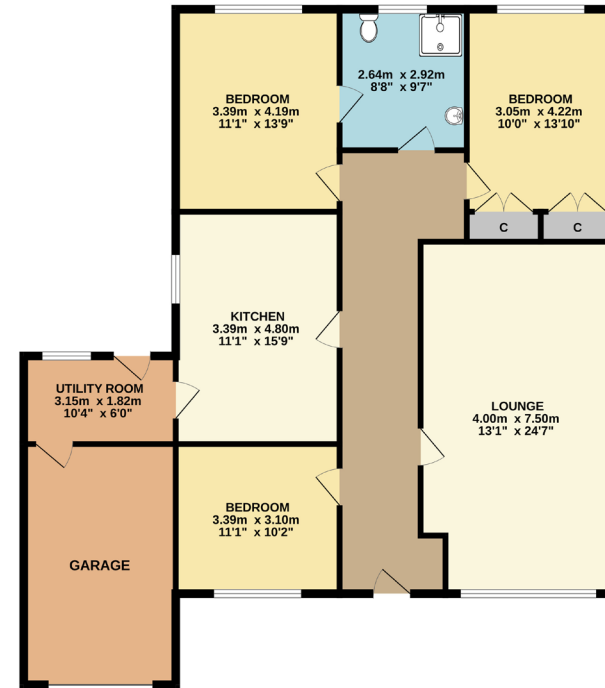
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/CAMPI02-01





GROUND FLOOR



While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and the 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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