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WILLIAMSON
& HENRY

Solicitors & Estate Agents



20 ALVINGHAM AVENUE,

CASTLE DOUGLAS, DG7 1JF

Well-proportioned 3 bedroomed mid terraced house within a short distance of all local amenities.



Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Kitchen
Bathroom

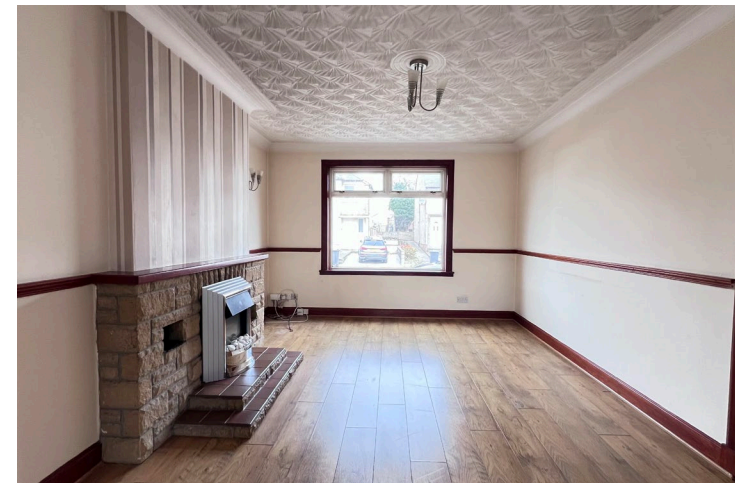
First Floor:

Landing
Bedroom 1
Bedroom 2
Bedroom 3

Outside:

Off Street Parking.
Rear Garden.

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20 Alvingham Avenue is a well-proportioned mid terraced home located in a popular residential location a short walk away from all local amenities, including the primary school. The property would be well suited to a first time buyer or buy to let investor. 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 the front garden through solid wooden partially glazed door into:-

RECEPTION HALLWAY **1.18m X 4.32m**

Spacious and light reception hallway with rustic oak effect laminate flooring. Radiator with thermostatic valve. Carpeted staircase with wooden handrail and banister leading to first floor level. Under-stair storage area. Ceiling light. Horstmann central heating thermostat controller.

SITTING ROOM **3.16m (widening to 3.27m) x 4.57m**

Bright, spacious front facing reception room with rustic oak effect laminate flooring. Large uPVC double glazed picture window to front. Feature Fyfe stone fireplace with electric flame effect fire and wooden mantle. Ceiling light. Two wall lights. Radiator with thermostatic valve. TV aerial point and BT telephone point.

KITCHEN **4.24m x 2.81m**

Modern fitted kitchen with a range of units, laminate work surfaces and splash backs. Built in breakfast area. Stainless steel sink with mixer tap and drainer. uPVC double glazed picture window to rear. Lamona integrated electric oven. Four burner gas hob. Centure plus heating controller. Radiator with thermostatic valve. Ceiling lights. Cupboard housing electric meter and fusebox. Space for washing machine and under-counter fridge.

BATHROOM **1.47m x 2.68m**

Suite of white wash hand basin, WC and bath with Mira electric shower above. Respetex bathroom paneling around shower. Vinyl flooring. Tiled splash backs to waist height. Obscured uPVC double glazed window to rear. Curtain pole. Fixed bathroom mirror.

FIRST FLOOR LANDING **2.14m x 0.93m**

Large cupboard with shelving. Loft access hatch. Ceiling light.

BEDROOM 1 **2.71m x 2.81m**

Rear-facing bedroom with ample natural light from uPVC double glazed window to rear. A range of good sized built-in wardrobes with hanging rails and shelving provides useful storage. Radiator with thermostatic valve. TV aerial point. Wood effect laminate flooring. Ceiling light.

BEDROOM 2 **2.99m x 3.94m**

Rear-facing double bedroom with large uPVC double glazed window overlooking the garden. Range of built-in bedroom cabinets providing handy storage. Radiator with thermostatic valve. Wood-effect laminate flooring. Ceiling lights.

BEDROOM 3 **3.52m x 4.87m**

Front-facing double bedroom with an abundance of natural light from a large UPVC double glazed picture window. Radiator with thermostatic valve. TV aerial point. Ceiling cornicing. Ceiling light. Carbon monoxide detector. Cupboard housing Worcester gas-fired boiler with built-in shelving. Partially combed ceiling. Large walk-in wardrobe/dressing room area (1.09m x 2.26m). Fitted Carpet.

OUTSIDE

To the front of the property is a generous gravelled parking area with paved path leading to front entrance. To the rear of the property is a large enclosed garden with generous formal lawned area, steps lead down to a further graveled area with wooden garden shed. The rear garden can be accessed directly from the kitchen and via shared pend to side.

BURDENS

The Council Tax Band relating to this property is a band B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a 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 the office.

GENERAL ENQUIRIES, VIEWING & OFFERS

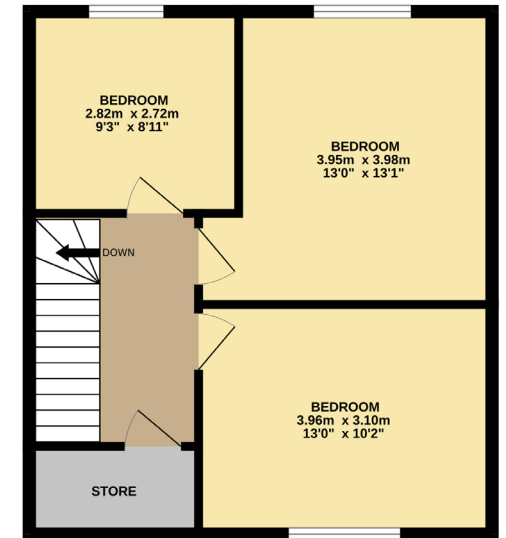
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO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

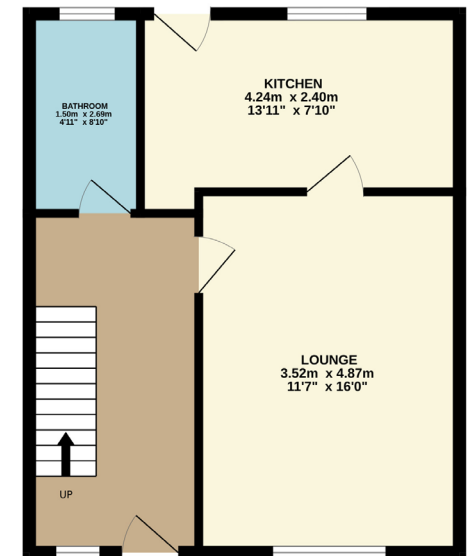
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LM/MCQUC01-01



1ST FLOOR



GROUND 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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