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Solicitors & Estate Agents



# TREETOPS, GELSTON

CASTLE DOUGLAS, DG7 1SH

Surprisingly spacious mid terraced cottage, in a rural village location a short distance away from Castle Douglas. .



## Accommodation:

### Ground Floor:

Sitting Room  
Kitchen

### First Floor:

Double Bedroom 1  
Double Bedroom 2  
Shower Room

### Outside:

Off Street Parking  
Garden  
Biomass Outbuilding  
Wood Store  
Wooden Summer House

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Treetops is a surprisingly spacious mid terraced cottage which would be ideally suited to a first time buyer, or someone looking to downsize. The property benefits from a bright front facing sitting room, generous kitchen and two double bedrooms.

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

The current owners do not use the front door which opens into the sitting room as the main entrance and instead access the house from the rear garden through the shared pend.

#### SITTING ROOM **6.29m x 2.95m**

Bright front facing reception room with UPVC double glazed tilt and turn windows with curtain pole and curtains above. Two ceiling lights. Feature inglenook fireplace with inset wood burning stove set on slate hearth. Fitted Carpet. Smoke alarm with heat sensor. Door leading off to inner hallway area.

#### INNER HALLWAY

Doorways leading off to the Sitting Room and Kitchen. Carpeted staircase leading to first floor level.

#### KITCHEN **3.65m x 3.29m**

Good sized Kitchen with a range of shaker style units proving ample storage. Laminate work surfaces. Tiled splash-backs. Stainless steel sink with mixer tap and drainer. Space for tumble dryer. Plumbing for washing machine. Integrated dishwasher. Integrated electric oven. Electric induction hob with stainless steel splash back with chimney style extractor hood above. UPVC double glazed window overlooking rear garden.

#### DOUBLE BEDROOM 1 **3.87m x 3.82m**

Bright and spacious front facing double bedroom. UPVC double glazed window to front with curtain track and curtains above. Fitted carpet. Radiator with thermostatic valve. Ceiling light.

#### DOUBLE BEDROOM 2 **3.67m x 3.31m**

Further bright and spacious double bedroom, with ample natural light and fine view from UPVC double glazed picture window overlooking rear garden and neighboring farmland beyond. Fitted carpet. Radiator with thermostatic valve. Ceiling light.

#### SHOWER ROOM

Accessed from the first floor landing. Suite of White wash hand basin. White WC. Wall mounted bathroom cabinet. Walk in shower cubicle with electric mains shower above. Tiled splash-backs. UPVC double glazed window. Tile-effect vinyl flooring.

#### OUTSIDE

The rear garden is a delightfully idyllic cottage garden which is fully enclosed which backs onto neighboring fields to the rear.

Immediately to the rear of Treetops is a paved terraced seating area ideal for alfresco dining. Steps lead down to a gravel path bordered by well-established flower beds, to one side is a pond with pump and filter and low voltage pond lighting. A formal lawned area is bordered by mature trees, shrubs and herbaceous border. Beyond the formal garden is a wooden summer house and productive vegetable garden to the rear with polytunnel, fruit canes, and vegetable beds.

Boiler house with pellet fed Biomass boiler providing central heating and hot water with programmable controller.

#### BIOMASS HEATING SYSTEM

Ecoflame Evo15. Quarterly Renewable Heat Incentive payments until October 2026. Currently £258.06 per quarter.

#### 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, biomass central heating and septic tank 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 our 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."

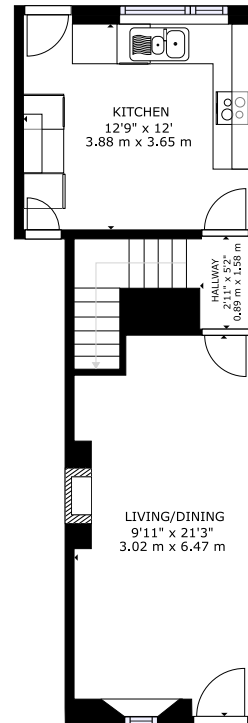
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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

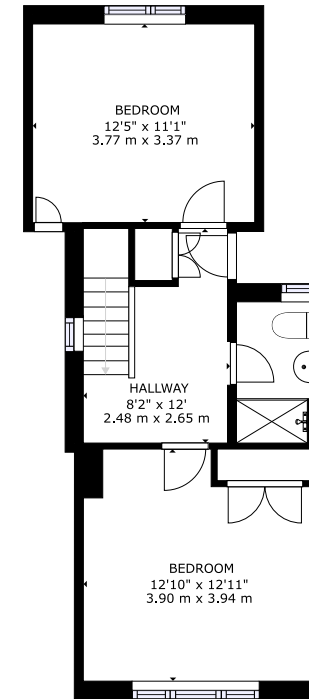
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LM/LAWRD01-01





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 419 sq ft, 38.92 m<sup>2</sup>, FLOOR 2: 467 sq ft, 43.36 m<sup>2</sup>  
TOTAL: 886 sq ft, 82.28 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
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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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