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WILLIAMSON
& HENRY
Solicitors & Estate Agents



8 BRAESIDE CRESCENT

CASTLE DOUGLAS, DG7 1BW

Well-proportioned semi-detached property located in a popular residential area of Castle Douglas. In need of some modernisation throughout.



Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Kitchen
Rear Vestibule

First Floor:

Landing
Bathroom
Double Bedroom 1
Double Bedroom 2

Outside:

Front and Rear Garden.
Shed.



8 Braeside Crescent is a well-proportioned semi-detached house located in a quiet residential locations a short distance from all local amenities. Although in need of some modernisation this spacious home would suit a first time buyer or as a buy to let investment.

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 through wooden obscure glazed door from front garden into:-

RECEPTION HALLWAY **1.09m x 1.55m**

Fitted carpet. Radiator. Ceiling light. Door leading off to sitting room. Carpeted staircase with wooden handrail leading to first floor level.

SITTING ROOM **4.18m x 4.33m**

Generous front facing sitting room with wooden double glazed window with curtain pole and curtains above. BT telephone point. 2 recessed alcoves. Wall lights. Tiled fireplace with flame effect fire and wooden mantel above. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet. Doorway leading into:-

KITCHEN **2.64m x 3.96m**

Good range of pine fitted kitchen units. Laminate work surfaces. Black 1 ½ bowl sink with mixer tap above and drainer to side. Freestanding electric cooker. Washing machine. Built in larder cupboard. Corner shelving. Further built in storage cupboard. Fluorescent striplight. Tile effect vinyl flooring. Radiator. Wooden clothes pully. Wooden double glazed window to rear Doorway leading to:-

REAR VESTIBULE **2.87m x 1.02m**

Parquet effect vinyl flooring. Wooden obscure glazed door leading to garden with curtain track above. Radiator. Built in cupboard. Ceiling light.

Carpeted staircase with wooden handrail leading to first floor level.

First Floor Accommodation

LANDING

Wooden double glazed window providing additional natural light over stairwell. Loft access hatch. Smoke alarm. Ceiling light. Doorways leading off to 2 double bedrooms and bathroom.

BATHROOM **2.02m x 2.14m**

Suite of white wash hand basin, W.C. and bath. Electric shower above. Ceiling light. Fitted carpet. Radiator. Wooden obscure glazed window to rear with curtain track and curtains above

DOUBLE BEDROOM 1 **3.59m x 3.05m**

Rear facing double bedroom with ample natural light from 2 wooden double glazed windows overlooking garden with curtain pole and curtains above. Radiator. Ceiling light. Built in wardrobe with hanging rail and shelving. Fitted carpet

DOUBLE BEDROOM 2 **3.56m x 4.13m**

Generous double bedroom overlooking the front garden. Radiator. Built in double wardrobe with hanging rail and shelving and further built in cupboard. 2 wooden double glazed windows to with curtain pole and curtains above. Ceiling light. Partially coombed ceiling. Fitted carpet.

Outside

Steps lead up from the pavement to front garden with paved path leading to front door. Front garden is mainly laid to lawn. The property enjoys a generous corner plot with large rear garden mainly laid to lawn interspersed with a variety of mature shrubs and trees.

Wooden shed.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is 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 our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

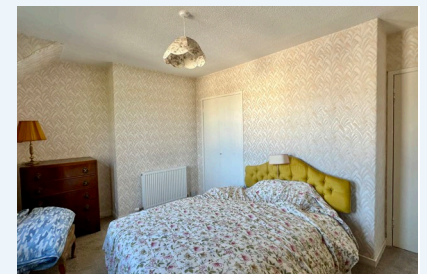
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO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

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

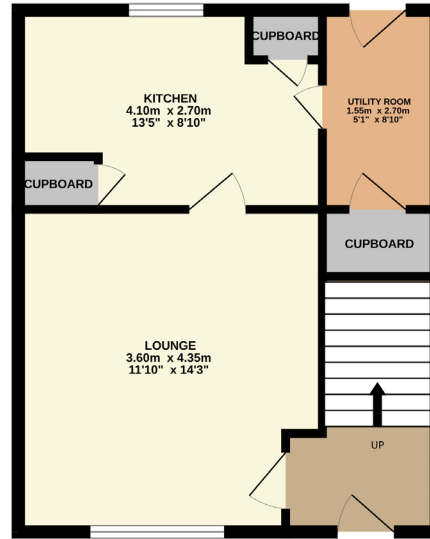
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/MCSKJ01-01

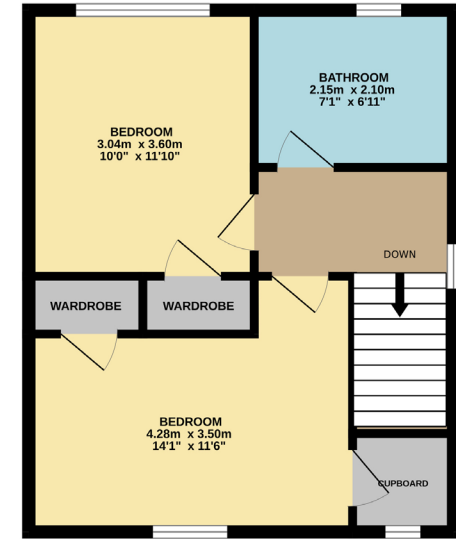




GROUND FLOOR



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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