



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# 33 ERNESPIE ROAD

CASTLE DOUGLAS, DG7 1LD

Well-proportioned semi-detached townhouse located within easy access of all local amenities.

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)

## Accommodation:

### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Living Room  
2nd Living Room  
Rear Hallway  
W.C.  
Kitchen / Dining Room  
Laundry Room

### Mezzanine Floor:

Landing  
Bathroom  
Double Bedroom 1

### First Floor:

Landing  
Double Bedroom 2  
Double Bedroom 3  
Study / Single Bedroom

### Second Floor:

Landing  
Double Bedroom 4  
Box Room/study

### Outside:

Off Street Parking.  
Rear Garden.  
Shed.







33 Ernespie Road is a traditional semi-detached townhouse retaining many original features throughout and located a short distance away from all local amenities in Castle Douglas and within easy access to the A75.

This well-proportioned and spacious home benefits from flexible accommodation over three floors and large enclosed rear garden.

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 parking area through wooden glazed door into:-

#### ENTRANCE VESTIBULE 1.76m x 1.71m

Original tiled floor. Deep skirting boards. Ceiling cornicing. Ceiling light. Wooden glazed door with wooden stained glass panels to side leading to:-

#### RECEPTION HALLWAY 2.27m narrowing to 1.76m x 5.39m

Spacious reception hallway with stripped wooden floorboards. Deep skirting boards. Ceiling cornicing. Ceiling light. Smoke alarm. Carpeted staircase with original wooden handrail and banister leading to first floor level. Three steps lead down to rear hallway. Doors lead off from main reception hallway to all ground floor accommodation.

#### 2nd LIVING ROOM 4.33m x 4.04m narrowing to 3.92m

Rear facing reception room. Fitted carpet. Deep skirting boards. Cast iron open fireplace with marble surround and black slate mantel above. Picture rail. UPVC wood-effect windows from floor to ceiling. Curtain pole and curtains above. Two more windows overlooking garden. Radiator. Ornate ceiling cornicing. Ceiling light. Smoke alarm.

#### LIVING ROOM 3.75m (into shelved recess) x 5.22m (into bay window)

Bright, front facing reception room with ample natural light from large south facing floor to ceiling uPVC wood-effect windows with Roman blind and curtain rail above. Open brick fireplace with cast iron Montrose gas fired stove with marble surround and mantel. Stripped wooden floorboards. Deep skirting boards. Recessed shelved alcove. Radiator. Ornate ceiling cornicing. Ceiling light.





#### REAR HALLWAY

**3.03m x 1.28m**

Under stair storage cupboard. Coat hook. Shelving. Light fitting. Further under stair storage cupboard with shelving.

#### W.C.

**1.56m x 1.41m**

Original tiled floor. White wash-hand basin and W.C. inset into modern high gloss vanity unit. Chrome heated towel rail. UPVC wood-effect obscure glazed window to side. Ceiling light.

#### KITCHEN / DINING ROOM

Bright open plan kitchen dining area with an abundance of natural light from large uPVC double glazed picture window to side.

#### Dining Area

**3.15m x 3.73m**

Ceiling light. Smoke alarm. Stripped wooden floorboards. Radiator.

#### Kitchen Area

**2.33m x 3.80m**

Contemporary high gloss grey fitted kitchen units with solid wooden work surfaces. Stainless steel 1 ½ bowl sink with quartz work surface and drainer to side with mixer tap above. Range cooker with electric oven and gas hob. Extractor fan. Two uPVC wood-effect double glazed windows overlooking garden. Wooden glazed door leading to:-

#### LAUNDRY ROOM

**1.97m x 1.86m**

Two steps down from kitchen lead to well positioned laundry room. Ceramic tiled floor. Tiled splash-backs. Plumbing for washing machine and tumble dryer. (Miele washing machine; Indesit tumble dryer). Fitted kitchen units with laminate work surfaces. Partially coombed ceiling. Skylight. Ceiling light. UPVC double glazed door leading out to a decked seating area in the rear garden.

Carpeted staircase with wooden handrail and banister leading to mezzanine landing. Carpeted staircase and steps leading up to two rooms. Staircase continuing up to main first floor landing.

#### Mezzanine Floor Accommodation

#### LANDING

Fitted carpet. Ceiling light. Loft access hatch. Doorways leading to bedroom and bathroom.

#### BATHROOM

**2.54m x 2.60m**

Solid wooden floor. Suite of white wash-hand basin, W.C. and roll top freestanding bath with mixer tap above. Chrome heated towel rail. UPVC double glazed window to side. Large walk in corner shower cubicle with mains Mira shower above. Partially coombed ceiling. Recessed LED ceiling spotlights.

#### DOUBLE BEDROOM 1

**3.10m x 2.99m narrowing to 1.86m**

Bright and airy rear facing double bedroom with painted wooden floorboards. Built-in wardrobes providing useful additional storage. Partially coombed ceiling. UPVC wood-effect window overlooking rear garden.

#### First Floor Accommodation

#### LANDING

Fitted carpet. Ceiling cornicing. Ceiling light. Smoke alarm. Doors leading off to three further bedrooms.

#### DOUBLE BEDROOM 2

**4.08m x 3.92m widening to 4.01m**

Spacious and light rear facing double bedroom. Wooden uPVC double glazed window to rear. Curtain track and curtains above. Built-in cupboard with shelving. Ceiling cornicing. Ceiling light. Fitted carpet.

#### DOUBLE BEDROOM 3

**4.16m x 5.25m**

Front facing bright and airy double bedroom. Ceiling cornicing. Ceiling light. Large uPVC wood-effect double glazed window with south facing bay window providing ample additional light. Roman blinds above. Tiled open fireplace with original wooden mantel above. Built-in cupboard with shelving. Ceiling light. Painted wooden floorboards.

#### STUDY / SINGLE BEDROOM

**2.27m x 2.58m**

uPVC double glazed window to front. Curtain pole and curtains above. Ceiling cornicing. Ceiling light. Fitted carpet.

Carpeted staircase with wooden handrail leading to second floor/attic level.

#### Second Floor Accommodation

#### LANDING

Skylight providing natural additional light over the stairwell. Ceiling light. Loft access hatch.





#### DOUBLE BEDROOM 4

3.93m x 5.73m

Lovely light room with ample natural light from uPVC double glazed window with glazed side panels which is south facing with views over the town to Scree Hill. Original cast iron fireplace with tiled surround and wooden mantel above. Partially coombed ceiling. Ceiling light. Stripped wooden floorboards.

#### BOX ROOM

1.86m x 2.26m

Stripped wooden floorboards. Wall light. Partially coombed ceiling. Under eaves storage. Wooden Velux window to front. This room was used as a study.

#### Outside

##### Off-Street Parking to front

This area is fully paved for ease of maintenance and provides off street parking to the front.

##### Rear Garden

A path to the side of the property provides direct access to the rear garden which can also be accessed directly from the house. Immediately to the rear of the house is a terraced decked area with steps leading down to a generous paved patio area.

Beyond the garden is a delightful walled garden with a number of well-established shrubs including Rhododendron and blossoming Cherry Tree.

#### WOODEN SHED

#### BURDENS

The Council Tax Band relating to this property is E.

#### 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](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/LNM/LIVIK01-01

**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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