UNDER OFFER

41, Academy Street
Castle Douglas
DG7 1EB
Offers in the region of £120,000

www.JHSLAW.co.uk

01387 739000

info@jhslaw.co.uk

41, Academy Street, Castle Douglas, DG7 1EB

PROPERTY SUMMARY

Located in the heart of the popular market town of Castle Douglas, this CHAIN-FREE semi-detached house offers well-proportioned accommodation ideally suited to first-time buyers, couples and young families.

The accommodation comprises a lounge, kitchen and bathroom to the ground floor, with two double bedrooms at first floor level. Outside, there is an enclosed rear garden, creating a safe environment for children and pets to enjoy.

Conveniently situated just off the main shopping area of King Street and so close to local amenities, schools and supermarkets, this property should be viewed to fully appreciate the accommodation on offer.

EPC = D.

- ***CHAIN-FREE Semi-Detached House***
- ***Two Double Bedrooms***
- ***Lounge, Kitchen & Dining Room***
- ***Conveniently Situated For Castle Douglas Town Centre Amenities***
- ***Ideally Suited To First-Time Buyers***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway, DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

Offers in the region of £120,000

Property Description

Located in the heart of the popular market town of Castle Douglas, this CHAIN-FREE semi-detached house offers well-proportioned accommodation ideally suited to first-time buyers, couples or young families.

The property accommodation comprises a lounge, kitchen and bathroom to the ground floor, with two double bedrooms at first floor level. Outside, there is an enclosed rear garden, creating a safe environment for children and pets to enjoy.

Conveniently situated just off the main shopping area of King Street and so close to local amenities, schools and supermarkets, this property should be viewed to fully appreciate the accommodation on offer.

Lounge

18'4" x 13'1" or thereby

A spacious living area with window to the front of the property and French doors leading out to the garden, allowing lots of natural light and connection to the outside. There is also a large understairs storage cupboard.

Kitchen

9'6" x 6'10" or thereby

The gally kitchen can be accessed from the lounge and features base and wall units, a tiled backsplash, complementary worktops, a stainless steel sink and drainer as well as a built in extractor fan. There are spaces for white goods, and a further cupboard housing the boiler.

Rear Hall

7'6" x 3'3" or thereby

Off the kitchen, there is a rear hall which has a door leading to the garden.

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Bathroom
6'6" x 6'2" or thereby
A fully fitted bathroom which features a bath with shower over, a wash hand basin and a WC.

Bedroom One
13'1" x 9'2" or thereby
Double sized bedroom with two windows overlooking the front of the property. There is also a built-in wardrobe for convenient storage.

Bedroom Two
7'2" x 6'6" or thereby
A single sized bedroom with a window overlooking the garden.

Outside
The property benefits from a private rear garden which has a patio area, lawn space and gravel area at the top of the garden. This peaceful space is ideal for relacing or entertaining.

Viewing
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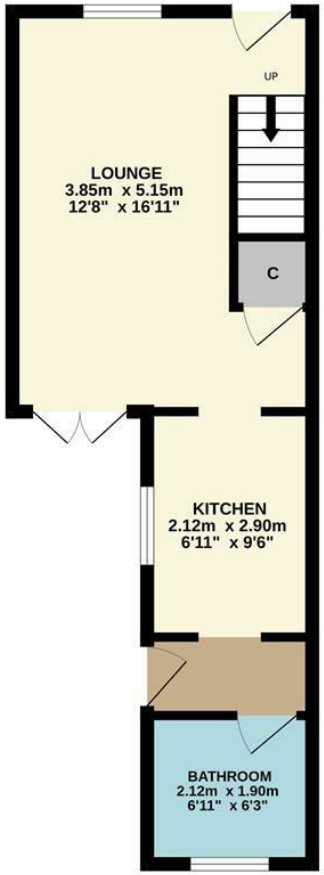
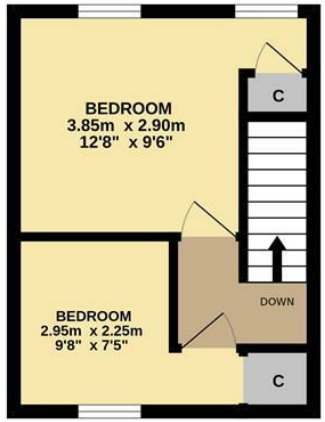
GROUND FLOOR



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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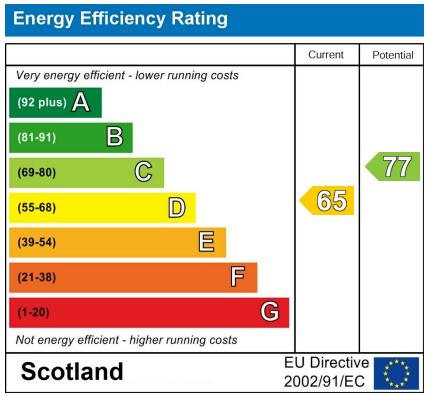
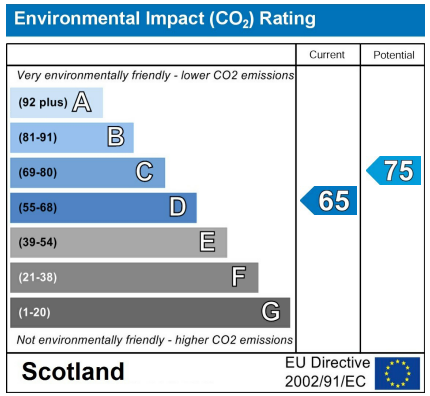
House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Semi-Detached	Freehold	B	D	D





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.

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