



WILLIAMSON
& HENRY
Solicitors & Estate Agents



52 COTTON STREET

CASTLE DOUGLAS, DG7 1AH

Accessed from Railway Terrace. Mid terraced house in need of some modernisation providing bright and airy rooms.



Accommodation:

Ground Floor:

Entrance Vestibule
Hallway
Bedroom 1/Sitting Room
Living room
Kitchen

First Floor:

Landing
Bedroom 2
Shower Room

Outside:

Front garden and rear patio area. Wooden garage. Wooden Summerhouse.



Bright and spacious mid terraced house, located in a quiet residential location a short level walk to all amenities. The property would be ideal for a first time buyer, a down size or 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 Railway Terrace into:-

ENTRANCE VESTIBULE **1.21m x 1.06m**

Door curtain and track. Electric wall mounted consumer unit. Wooden parquet block floor. Wooden obscure glazed door leading into:-

HALLWAY **3.81m to bottom stairwell x 0.93m**

Doors leading off to bedroom 1 and living room. Wooden staircase with central carpet runner with painted wooden handrail and bannister leading to first floor level. Central heating thermostat. Ceiling light. Coat hooks. Radiator. Fitted carpet.

BEDROOM 1/SITTING ROOM **3.38m x 3.35m**

Currently used as a sitting room. Painted timber window to front with curtain track and curtains above, radiator beneath. 2 built in cupboards providing useful additional storage. Picture rail. Ceiling light. Fitted carpet.

LIVING ROOM **3.71m at widest narrowing to 3.11m into alcove x 3.41m**

This bright and spacious room is accessed from the hallway as is the doorway leading through to the kitchen which means it could also be used as a dining room if preferred. Timber painted window overlooking patio area with curtain pole and curtains above. Recessed alcoves with built in shelving to one side. Living Flame Effect fire with mantle above. Ceiling cornicing. Ceiling light. Fitted carpet. Wooden door leading into:-

KITCHEN

3.42m x 2.68m

Light and airy kitchen with fitted kitchen units and laminate work surfaces. Stainless steel sink with mixer tap. Space for washing machine. Space for freestanding cooker. 2 built in cupboards with one housing the boiler. uPVC double glazed window to rear overlooking patio area with blind and decorative curtains. Fluorescent strip light. Wooden clothes pulley. Carbon monoxide detector. Radiator. Vinyl flooring. Wooden obscure glazed door leading out to rear patio area.

Wooden staircase with central carpet runner with painted wooden handrail and bannister leading to first floor level

First Floor Level

LANDING

Doors leading off to bedroom 2 and shower room. Velux window with net curtain. Ceiling light. Smoke alarm. Fitted carpet.

BEDROOM 2 (Front Facing) **4.74m x 2.94m at widest**

Timber painted window with curtain track and curtains above with deep-sill and built in cupboard beneath. Under-eave storage cupboard. Built in cupboard with shelving and hanging rail. Recessed alcove with built in shelving and drawers beneath. Partially coomed ceiling. Ceiling light. Fitted carpet.

SHOWER ROOM

2.62m x 2.03m

Light and spacious shower room with wood effect vinyl flooring. Walk-in corner shower cubical with mains shower above. Coloured wash hand basin and W.C. Wall mounted mirrored bathroom cabinet. Painted timber obscure glazed window to front with blind and curtain track above. Partially coomed ceiling. Ceiling light. Loft access hatch. Radiator.

Outside

This characterful property benefits from two outside areas. Adjacent to the house across the road is a generous garden mainly laid to lawn with gravel paths and bordered by well established flower beds with a variety of mature shrubs. Wooden Garage. Wooden Summerhouse.

To the rear of the property, is a paved patio area with gravel to one side which can be accessed directly from the kitchen.

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).

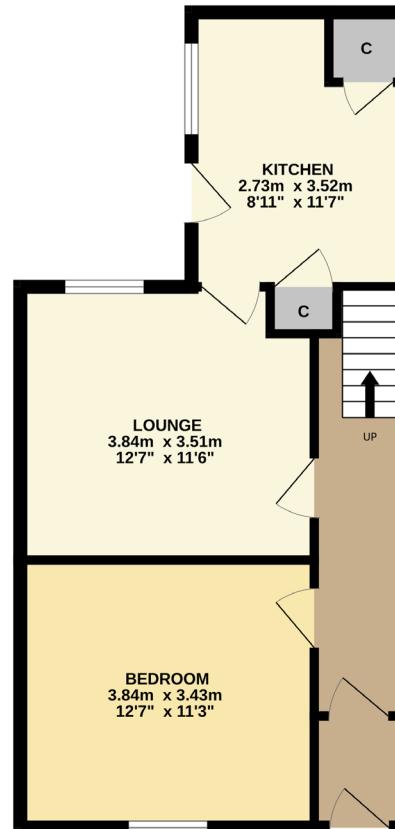
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/ES/DARGE01-01



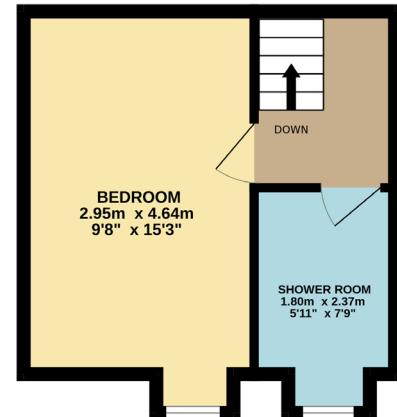
GROUND FLOOR



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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