

W
&
H

WILLIAMSON
& HENRY
Solicitors & Estate Agents



15 KING STREET

CASTLE DOUGLAS, DG7 1AA

Spacious mid terraced townhouse located a short distance away from all local amenities.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Kitchen
Utility Room

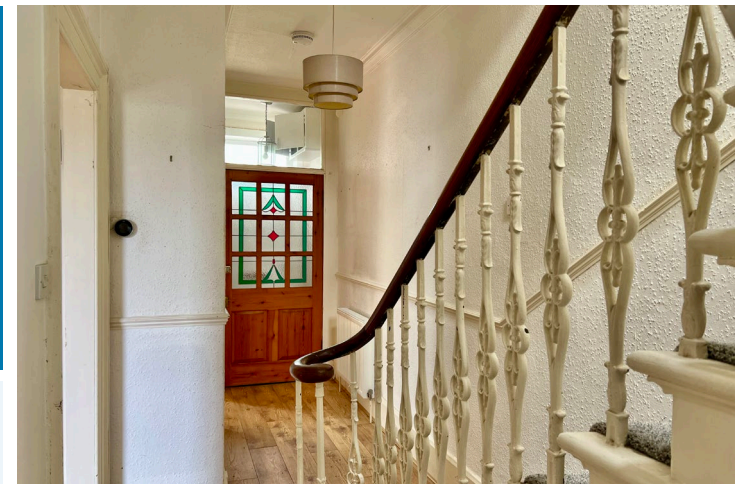
First Floor:

Bathroom
Landing
Bedroom 1
Bedroom 2
Study / Bedroom 3

Outside:

Garden

www.williamsonandhenry.co.uk



15 King Street, Castle Douglas is a well-proportioned mid terraced townhouse located within an easy walk of all local amenities.

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 King Street through uPVC door with opaque glazed panel above into:-

ENTRANCE VESTIBULE

Wall mounted cupboard housing electric meter and RCD consumer unit. Coat hooks. Ceiling light. Ceiling cornicing. Tiled floor. 9 pane wooden glazed door with glazed panel above leading into:-

RECEPTION HALLWAY

Bright, welcoming reception hallway with doors leading off to all ground floor accommodation. Radiator. Dado rail. Carpeted staircase with wrought iron handrail and wooden balustrade leading to first floor level. Under stair storage cupboard. RCD consumer unit. Ceiling cornicing. Ceiling light. Smoke alarm. Oak effect flooring.

SITTING ROOM

4.11m x 3.77m

Radiator. uPVC double glazed tilt and turn window to front. Electric flame effect fire set on slate hearth with tiled surround and wooden mantel above. Wood effect flooring. Ceiling cornicing. Ceiling light. 2 wall lights. Original stripped wooden door.

KITCHEN

3.58m x 3.39m

Good sized kitchen with a range of fitted farmhouse style kitchen units with wood effect laminate work surfaces. 1 ½ bowl sink with mixer tap and drainer to side. Tiled splash backs. Space for washing machine. Space for cooker. Extractor hood above. Radiator. uPVC double glazed tilt and turn window to rear with built in storage cupboards beneath. Ceiling spotlights. Smoke alarm. Wood effect laminate flooring.

UTILITY ROOM

1.74m x 2.97m

Fitted kitchen units providing additional storage with solid wooden work surface. Stainless steel sink with taps and drainer to side. uPVC double glazed window over garden. uPVC double glazed door leading out to garden. Radiator. Smoke alarm. Ceiling light. Carpet.

Carpeted staircase with wrought iron balustrade with wooden handrail leading to half landing and first floor landing. Three steps from half landing lead up to:-

BATHROOM

1.92m x 3.08m

Contemporary bathroom with suite of white W.C. and wash hand basin inset into contemporary vanity unit with mixer tap and tiled splash backs. Deep L shaped bath with tiled splash back and mains shower above with separate shower attachment. uPVC obscure glazed window with roller blind above. Velux window. Radiator. Recessed LED ceiling spotlights. Vinyl floor.

LANDING

Radiator. Dado rail. Smoke alarm. Ceiling light. Velux window. Carpet. Doors leading off to two double bedrooms and study/single bedroom.

BEDROOM 1 (rear facing)

3.56m x 3.59m

uPVC double glazed tilt and turn window overlooking rear garden. Wood paneling to waist height on one wall. Radiator. Ceiling cornicing. Ceiling light. 2 wall lights. Wood effect flooring.

BEDROOM 2 (front facing)

3.57m x 3.59m

uPVC double glazed tilt and turn window to front with curtain pole and curtains above. Radiator. Built in wardrobes along one wall providing useful additional storage. Ceiling cornicing. Ceiling light. Wood effect laminate flooring.

STUDY / BEDROOM 3

1.84m x 2.29m

uPVC double glazed tilt and turn window to front overlooking park. Radiator. Loft access hatch. Ceiling light. Wood effect flooring.

Outside

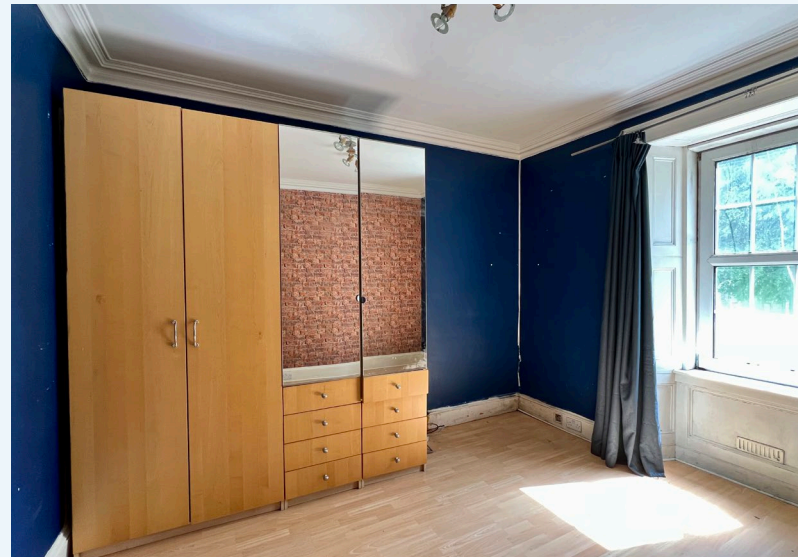
The property benefits from an enclosed courtyard garden with paved patio providing an ideal spot for alfresco dining.

BURDENS

The Council Tax Band relating to this property is C.

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."

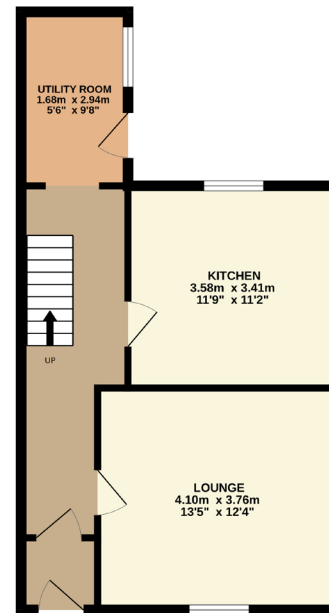
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

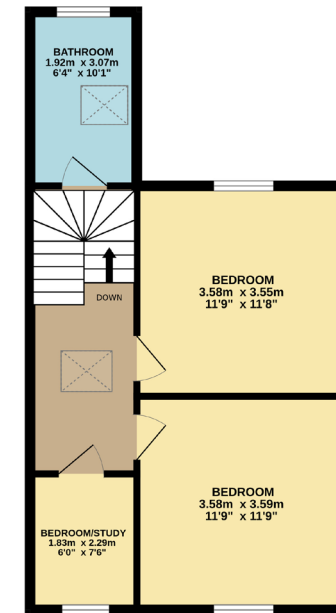
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/SMITJ03-02

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the Diagrams contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with MetreXp ©2026

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
Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

www.williamsonandhenry.co.uk

