



27 Abercromby Road, Castle Douglas, DG7 1BA

Offers over £200,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Amazing opportunity to purchase this beautifully presented 2-bedroom detached bungalow presented to the market in walk in condition in a sought-after residential area of Castle Douglas. This property features a large private back garden, driveway and a conservatory with outbuilding/ workshop.

This property is in an ideal location for conveniency to Castle Douglas town centre and local amenities.

[ENTRANCE VESTIBULE- 2.76M X 3.25M](#)

Timber & opaque door, large floor to ceiling windows, fitted wall lights, central heating radiator with thermostat, wood effect tile flooring, LED spotlights & step leading to hallway with accessible handrail.

[HALLWAY- 3.75M X 1.38M](#)

Coving, ceiling light, doors leading to bedrooms & living room, central heating radiator with thermostat, integrated storage cabinet, storage cupboard with shelving & vinyl flooring.

[BATHROOM- 1.80M X 2.35M](#)

Vinyl tile flooring, ceiling light, central heating radiator with thermostat, heated towel radiator, walk in shower enclosure with rainfall shower head and glass screen, fitted vanity storage cabinet with mirror and under cabinet storage, WC & wash hand basin.

[BEDROOM 1- 4.19M X 3.29M](#)

Coving, ceiling light, wooden flooring, timber door, large double-glazed window with vertical blinds, central heating radiator with thermostat, door leading to ensuite.

[ENSUITE – 1.85M X 0.73M](#)



BEDROOM 2- 3.69M X 3.21M

Coving, ceiling light, fitted carpet, central heating radiator with thermostat, large window with horizontal blinds.



LIVING ROOM- 4.24M X 4.49M

Coving, large bay window with horizontal blinds, curtain pole, two central heating radiators with thermostat, ceiling light with shade, fitted carpet, wall light, limestone effect fireplace with hearth and gas fire.

DINING ROOM- 3.67M X 2.60M

French doors, ceiling light, vinyl tile flooring, central heating radiator with thermostat, integrated storage cupboard with shelving, door leading to kitchen & back garden.



KITCHEN- 3.70M X 2.59M

Modern fitted base and wall units with complimentary dark stone effect worktop, breakfast bar, dark tile effect splashback, stainless-steel sink & drainer tap, stainless steel gas hob with electric oven & extractor fan, vinyl flooring, UPVC window to rear, alcove walkway with step leading to back vestibule & porch.



BACK VESTIBULE- 0.81M X 1.50M

Integrated storage cupboard housing Worcester boiler, vinyl tile flooring.

PORCH – 6.95M X 1.37M

Vinyl tile flooring fitted wall lights, central heating radiator with thermostat, storage room with coat hooks and seating, access to utility room & attached conservatory/garden room.

UTILITY ROOM- 2.72M X 1.83M

GARDEN

Large garden laid to gravel with shrubs, wooden storage shed, wooden bench, drying green, paved slabs leading to gate with accessible handrail for access lane with shared vehicle access, housing an outbuilding/ workshop with light,

NOTES

Windows in this property are Double glazed.

This property has gas central heating.

Private parking/ driveway at the front of the property with gated access

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.









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