



**Ty Mawr, Square Point, Castle Douglas, DG7 2LL**



# Ty Mawr, Square Point, Castle Douglas, DG7 2LL

“Well presented mid-terraced cottage adjoining fields at the rear”

## Ground Floor

- + Lounge
- + Dining Kitchen
- + Utility Room
- + 2 Bedrooms
- + Bathroom

## Outside

- + Rear Garden

EPC Rating D



## LOCATION

Ty Mawr is a mid-terraced cottage within a row of three cottages and located approximately 2 miles north west of Castle Douglas along the A713 to Ayr. Castle Douglas is a thriving, historic market town that is also a designated Food Town with lots of local produce. There is an excellent range of independent shops, primary and secondary schools, supermarkets and health centre, park with loch, swimming pool and theatre.

## DESCRIPTION

Well presented, mid-terraced cottage with attractive, sizeable rear garden adjoining fields at the rear. The property enjoys well proportioned rooms in good decorative order and comprises a spacious, light lounge, modern fitted kitchen, two double bedrooms and a modern fitted bathroom. It has double glazing, oil central heating and an open fire in the lounge.

Outside, there is a sizeable, well maintained rear garden.

## ACCOMMODATION

### Ground Floor

#### Vestibule

Part obscure glazed UPVC external front door; obscure glass screen to lounge; fitted bench; laminate flooring; part obscure glazed internal door to lounge.

#### Lounge

Spacious, light, high ceilinged room with window to the front and views towards fields (across the road). Traditional wood fire-place with a brick surround and a tiled hearth housing an open fire; built-in display

cabinet with glass shelving and doors; picture lights; television aerial connection; telephone point; smoke alarm; double doors to inner hall; fitted carpet; radiator.

#### Inner Hall

Opening through to the dining kitchen and doors to the 2 bedrooms and bathroom; access hatch to roof space; smoke alarm; radiator.

#### Dining Kitchen

Window to the rear overlooking the garden; modern white wood fitted wall and floor units with a complementing grey worktop and upstand; grey waterproof panelling to walls; breakfast bar area; Worcester oil central heating boiler; built-in Zanussi cooker with extractor hood above; Hisense fridge freezer; fitted cupboards with fuse box; obscure glass panels providing light to the inner hall; grey laminate flooring; UPVC panelling to ceiling; downlights; radiator; part glazed door to utility room.

#### Utility Room

Window to rear; Zanussi washing machine; Zanussi dishwasher; wall unit; obscure glass window to the bathroom; fitted shelving; radiator; part obscure glass UPVC external door to the rear garden.

#### Bedroom 1

Double bedroom with window overlooking the rear garden; spot lights; double built-in shelved storage cupboard; fitted carpet; radiator.

#### Bedroom 2

Double bedroom with window to the front and views towards fields (across the road); shelved recess; built-in double wardrobe with sliding doors; television aerial connection; telephone point; fitted carpet; radiator.

## Bathroom

Obscure glass window; white suite of bath with Mira Advance shower over and folding door, w.c. and wash-hand basin with fitted shelf and wall mirror above; waterproof panelling to walls; extractor fan; built-in shelved storage cupboard; UPVC panelling to ceiling, downlights; vinyl flooring; heated towel rail.

## OUTSIDE

### Garden

Attractive rear garden which adjoins fields at the rear. Steps lead to a paved seating area and a central pathway with artificial grass on each side and flower borders, a further seating area and a gravelled drying area with washing line. Outside tap, oil tank and a wooden garden shed.

## VIEWING

By appointment with the Selling Agents.

## HOME BUYERS REPORT

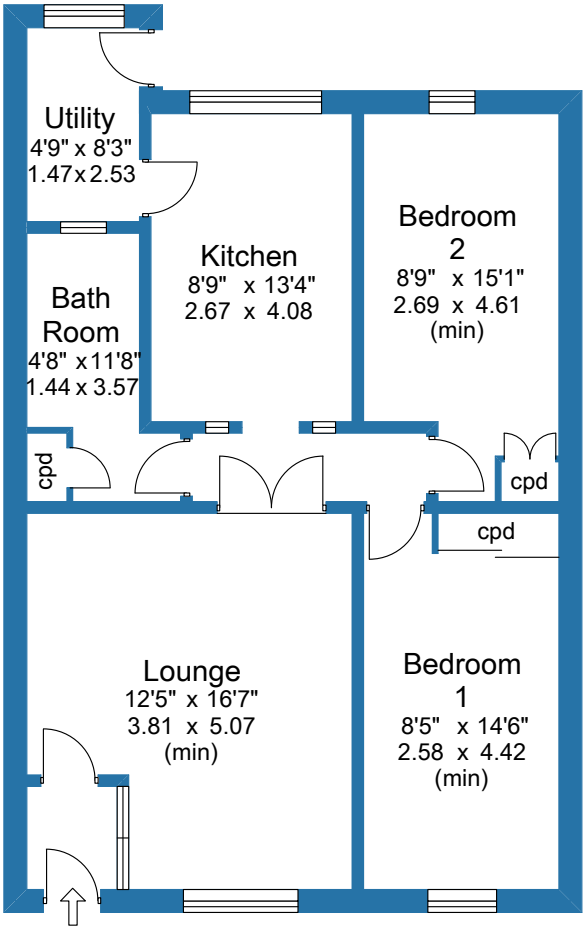
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into [www.onesurvey.org](http://www.onesurvey.org).

## OFFERS

In Scottish legal Form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any Offer.







For illustrative purposes only. Not to scale.



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01556 503744

33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



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Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.  
The photographs have been taken with a digital camera, using a wide angled lens.

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