



119 Queen Street, Castle Douglas, DG7 1ER

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“Well presented end terraced property with an attractive rear garden”

Ground Floor

- + Lounge
- + Kitchen
- + Rear Porch
- + Bedroom

First Floor

- + Bedroom
- + Bathroom

Outside

- + Rear Garden
- + Garden Shed
- + Summer House

EPC Rating D



LOCATION

The property is attractively located towards the bottom end of Queen Street convenient for the town's amenities and Lochside Park. Castle Douglas is a popular market town with a good range of individual shops, primary and secondary schools, park with loch, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

DESCRIPTION

Well presented, traditional, end terraced property with an attractive rear garden. The property is in good decorative order throughout with modern fitted kitchen and bathroom. The main bedroom is located on the ground floor with a second bedroom on the first floor. It has UPVC double glazing, gas central heating and an electric fire in the lounge.

Outside, there is a well maintained rear garden, wooden garden shed and summer house on a decked seating area.

ACCOMMODATION

Ground Floor

Vestibule

Part obscure glazed UPVC external front door; staircase to the first floor; central heating thermostat; laminate flooring; glass paned door to the lounge and door to bedroom 1.

Lounge

Attractive room with window to the front, deep sill and storage cupboards under; natural wood fire-place housing an electric stove effect fire; built-in shelved storage cupboard; two television aerial connections; two wall lights; coving; smoke alarm; laminate flooring; radiator; obscure glass door to the kitchen.

Kitchen

Window overlooking the rear garden with a deep sill; modern light wood effect fitted wall and floor units with a complementing grey stone effect worktop; stainless steel sink unit and drainer; Stoves electric cooker; tiled splash-back; Hoover washing machine; telephone point; heat detector; downlights; tiled flooring; window to the rear porch; radiator; part glazed wooden door to the rear porch.

Rear Porch

Two single glazed windows; presently stores a free standing fridge freezer; tiled flooring; Respatex roof; part glazed UPVC external door to the rear garden.

Bedroom 1

Window to the front with a deep sill; built-in shelved storage cupboard; built-in wardrobes taking up one wall with hanging space, shelving and natural wooden sliding doors; coving; fitted carpet; radiator.

First Floor

First Floor Landing

A carpeted staircase with a wooden hand rail leads to the first flooring landing; built-in cupboard (located above the staircase); window overlooking the rear garden; smoke alarm; radiator; doors to bedroom 2 and the bathroom.

Bedroom 2

Window to the rear overlooking the garden; part coomb ceiled; double doors to a good sized eaves storage area; telephone point; fitted carpet; radiator; sliding door to the landing.

Shower Room

A good sized room with adjoining walk-in storage area. Window

to the rear; modern white suite of shower bath with Mira sport shower over, tiled splash-back and shower screen, w.c. and wash-hand basin with a tiled splash-back; fitted wall mirror; free standing storage unit; walk-in storage area with gas central heating boiler and carbon monoxide alarm; vinyl flooring; radiator.

General

The fitted carpets, floor coverings, curtains and blinds are included in the sale.

OUTSIDE

Rear Garden

Attractively landscaped rear garden laid to lawn with borders of assorted flowers, shrubs and trees and a large decked seating area with summerhouse. Wooden garden shed. A pathway alongside the property leads to a wooden side gate and Queen Street. The next door property has access over the garden pathway and to Queen Street.

VIEWING

By appointment with the Selling Agents on 01556 504038.

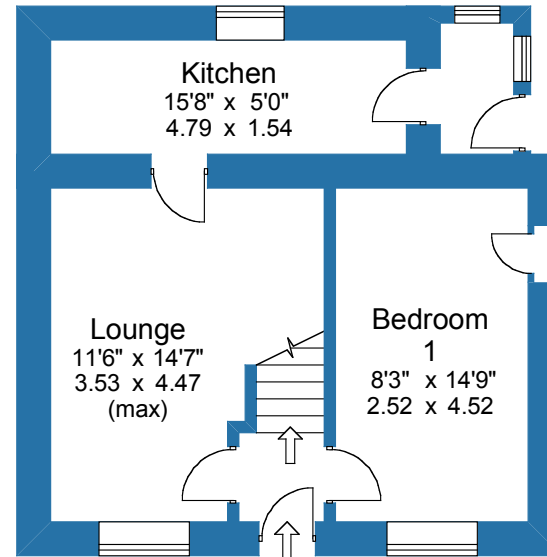
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

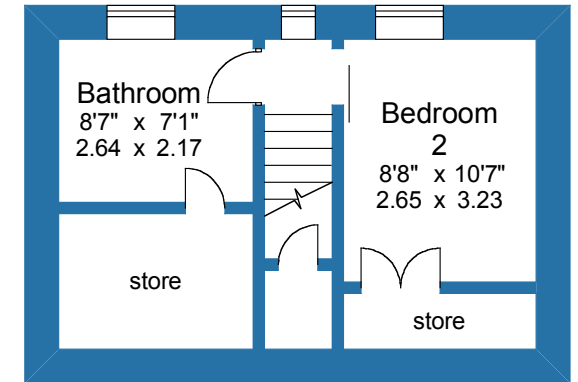
OFFERS

Offer 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.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
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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