



17 Torrs Drive, Castle Douglas, DG7 1JH

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“Newly decorated, three bedroom family home in a quiet location on the edge of Castle Douglas”

Ground Floor

- + Hall
- + Lounge/Dining Room
- + Kitchen

First Floor

- + 2 Double Bedrooms
- + 1 Single Bedroom
- + Bathroom

Outside

- + Garden
- + Large Wooden Shed

EPC Rating C



LOCATION

17 Torrs Drive is located on a quiet cul-de-sac on the edge of Castle Douglas. Castle Douglas is a popular market town with a good range of independent shops, primary and secondary schools, park with loch, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

DESCRIPTION

Beautifully presented, three bedroom, terraced house, offering spacious accommodation and excellent storage. The current owners have recently installed new carpets and new UPVC windows and external doors throughout and all rooms have been redecorated. The property benefits from gas central heating and full double glazing. The sunny aspect rear garden overlooks an open amenity area, with countryside beyond. On street parking is available directly outside the property. 17 Torrs Drive would make an ideal family home or buy to let proposition.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC double glazed obscure glass door into hall.

Hall

Window to front. Central heating radiator. Smoke alarm. Cupboard housing electric meter and fuse box with coat hooks. Thermostat and heating controls. Stairs to first floor.

Lounge/Dining Room 6.88m x 3.78m (at widest)

2 windows to front and 2 to rear. 2 central heating radiators. Television point. Smoke alarm.

Kitchen 3.17m x 2.46m

Window to rear with roller blind. Range of modern wall and floor mounted units with wood effect worktops and tiled splashback. Stainless steel sink and drainer. Space for electric cooker, tall fridge freezer and space and plumbing for washing machine. Central heating radiator. Laminate flooring. Extractor fan. Large pantry cupboard, currently being used as an office space with light, power points, shelving, telephone point, marble effect countertop and wood flooring. UPVC double glazed obscure glass door to rear, giving access to the rear garden.

Landing

Smoke alarm. Central heating radiator. Hatch to attic. Cupboard housing Glowworm combi boiler.

Bedroom 1 3.8m x 2.87m

2 windows to rear. Central heating radiator. Television point. Built in double wardrobe with shelf and hanging rail and further small cupboards above.

Bedroom 2 3.34m x 2.75m (excluding doorway)

2 windows to front. Central heating radiator. Television point. Built in double wardrobe with shelf and hanging rail and further small cupboards above.

Bedroom 3 3.02m x 2.34m (at widest)

2 windows to front. Central heating radiator. Television point. Shelved cupboard.

Bathroom 1.95m x 1.83m

Obscure glass window to rear with roller blind. White suite of W.C., wash-hand basin and bath with Mira Sport electric shower and curtain rail. Respatex to full height at bath and to half height at rest of suite. Central heating radiator. Extractor fan. Laminate flooring.

EXTERNAL

The small front garden is laid to gravel. A set of steps lead up from the street to the front door. Gas meter. Light.

The rear garden is laid to paving with a raised area, ideal for a seating area. A wooden gate at the rear gives access to the open amenity area and a paved path which leads back to Torrs Drive.

Large Shed

Large wooden shed with light, power points, water and drainage.

VIEWING

By appointment with the Selling Agents on 01556 504038.

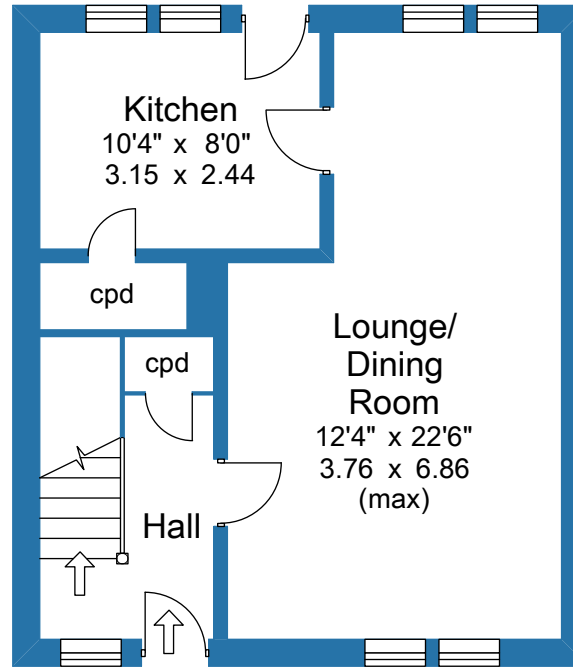
HOME REPORT

A home report has been prepared for this property and a copy of this can be obtained by contacting the selling agents on 01556 504 038.

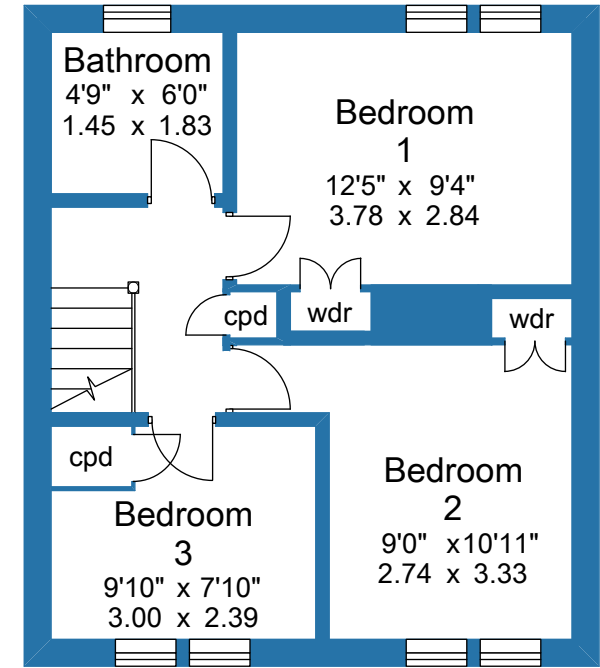
OFFERS

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.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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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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