



102 Queen Street, Castle Douglas, DG7 1EH

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“Deceptively spacious two
bedroom terraced house with
rear garden”

Ground Floor

- + Hallway
- + Lounge
- + Dining Room
- + Kitchen
- + Shower Room

First Floor

- + Two double bedrooms
- + W.C compartment

Outside

- + Rear garden

EPC Rating G



LOCATION

102 Queen Street is located convenient for the town’s amenities. Castle Douglas is a popular market town offering a wide 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

Traditional terraced property in the heart of Castle Douglas with good sized rear garden. The property enjoys light filled rooms with the kitchen enjoying views over the garden to the rear and bedroom 1 enjoying views over the church to the front. There is UPVC double glazing and electric central heating throughout the property with an open fire in the lounge. Coving can be found throughout the downstairs accommodation.

A bright entrance vestibule and hallway gives access to the lounge on the left followed by the shower room next door. The hallway further gives access to the staircase to the first floor and the dining room where the kitchen and rear garden is accessed from. Upstairs there are two double bedrooms and a W.C. compartment.

ACCOMMODATION

Ground Floor

Entrance Vestibule

Wooden part obscure glazed external door into vestibule; wood effect lino; wooden part glazed door into hall.

Hallway

Doors to lounge, shower room, dining room and under stairs cupboard with shelving and coat hooks; carpeted stairs to first floor; Dimplex electric heater; Openreach connection point; smoke alarm; fitted carpet.



Lounge

Window to front; open fireplace with tiled hearth, mantle and surround with electric fire currently in front; integrated shelved recess with glazed doors and shelved cupboard underneath; television connection point; Dimplex electric heater; fitted carpet.

Dining Room

Part glazed wooden door into dining room; window to side; door to kitchen; wall mounted coal effect electric fire with wooden mantle; electric heater; fitted carpet.

Kitchen

Good sized kitchen with a range of wooden wall and floor units with wood effect worktops and tiled splashbacks; window to rear overlooking garden; external door to side; stainless steel ½ bowl sink with drainer and mixer tap; beko electric oven with extractor hood; free standing fridge freezer; under counter fridge; space and plumbing for washing machine; box containing meters and fuse box; downlights; wood flooring; Dimplex wall heater.

Shower Room

Suite of W.C., wash hand basin and mira electric shower in cubicle with glass doors and waterproof wall panelling; obscure window to rear; integrated cupboard housing hot water tank and shelving; heated towel rail; water heater controls; mirrored wall unit; electric heater; tile effect linoleum.

First Floor

First Floor Landing

Carpeted staircase light by Velux window; doors to bedroom 2; two steps up to secondary landing with doors to bedroom 1, W.C compartment and integrated cupboard; electric heater.



Bedroom 1

Double bedroom with large window to the front overlooking church. Range of built in wardrobes with shelving and hanging space; coomb ceiling; electric heater; fitted carpet.

Bedroom 2

Another double to the rear with window to side; coomb ceiling; electric heater; fitted carpet.

W.C. Compartment

Modern suite of W.C. and wash hand basin in vanity unit with drawers; obscure window to side; shaving light; downlights; Dimplex wall heater; wood effect linoleum.

OUTSIDE

Garden

Good sized rear garden accessed via the kitchen and from a shared pedestrian access path at rear from Church Street which serves several properties. Gravel path from kitchen door leads to a paved seating area at bottom of the garden and also to a gate to the neighbouring property. The garden includes an area laid to lawn with rotary dryer and area with shrubs and flowers; wooden garden shed; outside light.

VIEWING

By appointment with the Selling Agents on 01556 503744

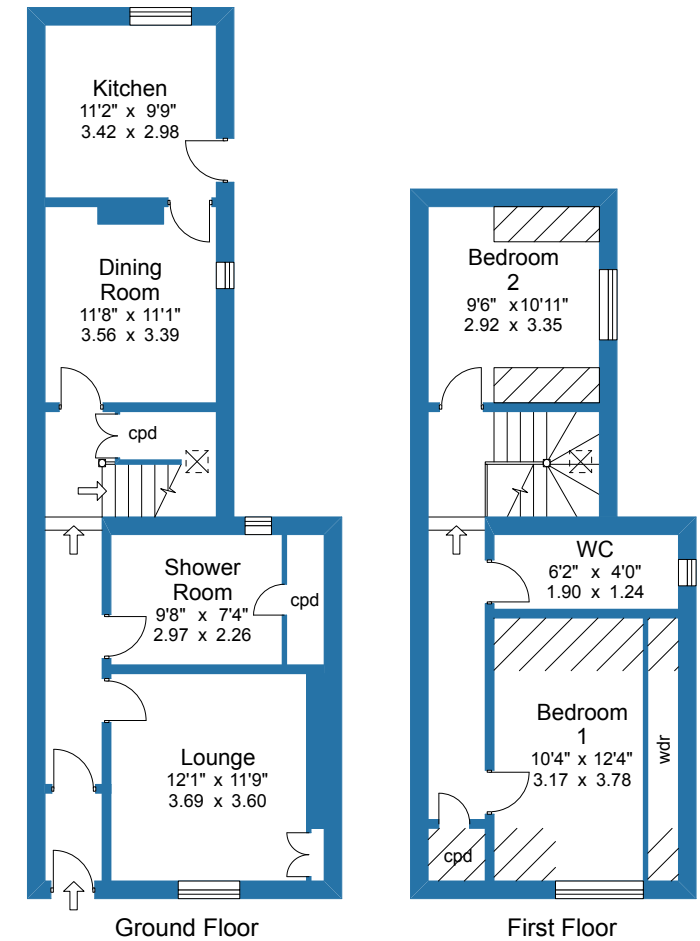
HOME REPORT

A home report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org

OFFERS

Offers in Scottish Legal form should be submitted to the Selling Agents. The owners 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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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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