

1 COTTON STREET, CASTLE DOUGLAS, DG7 1AJ

Offers Over £70,000



End-terraced two bedroom house located within walking distance of Castle Douglas town centre. The property is in current need of a programme of modernisation, however, currently benefits from partial double glazing and gas fired central heating. With well-proportioned accommodation and an enclosed garden to the rear, the property would be an ideal first purchase or buy-to-let opportunity.

The market town of Castle Douglas is known as Scotland's Food Town and has a variety of individual shops, restaurants and cafes offering an excellent selection of food and services. The town also benefits from both primary and secondary schools, supermarkets, health centre, library, theatre, swimming pool and golf course amongst its other varied services and pursuits.

Accommodation comprises:

Hallway

UPVC outer door leads into entrance vestibule, wooden inner door leads into Hallway. Stairs to first floor; radiator; ceiling light. Under stair WC compartment with ceiling light.

Living Room

3.97m x 3.70m (13'0 x 12'1)

Large room with window to front. Tiled fireplace; radiator; ceiling light.

Dining Room

3.42m x 3.29m (11'2 x 10'8)

Another good-sized room with window to rear. Wooden fireplace and mantle; radiator; ceiling light.

Kitchen

3.08m x 2.42m (10'1 x 7'9)

Range of wall and floor units with work surface; central heating boiler; ceiling light; door out to rear porch.

Sun Room

3.22m x 2.44m (10'6 x 8'0)

Overlooking the rear garden; UPVC double glazed windows; radiator; ceiling light.

Bedroom 1

5.46m x 3.34m (17'9 x 10'9)

Good sized bedroom with dormer window to front; part coombed ceiling; radiator; ceiling light.

Bedroom 2

3.00m x 1.86m (9'8 x 6'1)

Velux window to front; part combed ceiling; radiator; ceiling light.

Bathroom

2.99m x 2.33m (9'8 x 7'6)

Comprised of WC, wash hand basin, corner bath and shower cubicle with electric shower. Window to rear; ceiling light.

Outside

Path from Cotton Street down the side of the property to the rear garden. Greenhouse; garden sheds.

*More photos available online.

Services: Mains electricity, gas, water and drainage.

EPC Rating: E

Postcode: DG7 1AJ

Council Tax Band: B

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

Home Report: Available from onesurvey.org

OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.







