



37 St. Andrew Drive, Castle Douglas, DG7 1EW


GG&B
PROPERTIES

37 St. Andrew Drive, Castle Douglas, DG7 1EW

“Well presented two bedroom detached bungalow with front and rear gardens in desirable residential area of Castle Douglas”

Ground Floor

- + Lounge
- + Kitchen Diner
- + Two Double Bedrooms
- + Shower Room

Outside

- + Front and Rear Gardens
- + Garage

EPC Rating D



LOCATION

37 St. Andrew Drive is located in the sought after residential development of St. Andrew Drive in Castle Douglas. Also known as the 'Food Town', Castle Douglas offers a wide range of independent shops, restaurants and cafes, supermarkets, primary and secondary schools, park with loch, cottage hospital, churches, golf course, theatre, swimming pool and health centre.

DESCRIPTION

Well-presented detached bungalow with garage set in well maintained gardens. The property boasts light filled rooms in excellent decorative order with modern fitted kitchen and shower room. There is UPVC double glazing and electric storage heaters throughout.

The entrance hallway gives access to the lounge at the front with two double bedrooms and shower room at the rear. The dining kitchen is located off the lounge and provides direct access to the garden. Outside, the driveway leads to a single garage passing the large, easily managed, front garden. There is also garden ground at the rear.

ACCOMMODATION

Ground Floor

Entrance Hall

Part obscure glazed wooden external front door; doors to lounge, bedrooms 1 and 2, shower room and 2 x integrated cupboards, one containing meters, fuse box, Horstmann water controls, coat hooks and shelving and the other containing the hot water tank, coat hooks and shelving; hatch to attic; 2 x smoke alarms; Dimplex electric heater; wall mounted telephone; telephone connection point; wall mounted mirror; shelving; fitted carpet.

Lounge

Bright room with large window to front overlooking the front garden; television connection point; range of built in wooden cupboards with shelving above; freestanding electric fire; Dimplex electric heater; coving; door to kitchen diner; fitted carpet.

Kitchen Diner

Window to front; range of modern fitted wood effect wall and floor units with complementing worktops; stainless steel sink, drainer and mixer tap; integrated Sarena electric oven with ceramic hob and tiled splashback; concealed extractor hood; under counter fridge; concealed washing machine; part obscure glazed UPVC external door to side of property; Dimplex electric heater; telephone connection point; carpet tiles; smoke alarm.

Bedroom 1

Double bedroom with window to the rear; double wardrobe with sliding doors comprising shelving and hanging space; electric heater; coving; wall light; wall mounted mirror; fitted carpet.

Bedroom 2

Double bedroom with window to the rear; double wardrobe with sliding doors comprising shelving and hanging space; coving; Dimplex electric heater; wall mounted mirror; fitted carpet.

Shower Room

Obscure glazed window to side; modern fitted suite comprising w.c., wash hand basin in vanity unit; Mira mains shower cubicle with glass door; waterproof wall panelling; UPVC ceiling panels; stainless steel heated towel rail; Dimplex wall heater; extractor fan; non slip flooring.

OUTSIDE

Garage 5.78m x 2.87m

Single garage with electric door; UPVC external door and window to side; concrete floor.

Garden

A paved driveway leads to the garage past the front garden which is largely laid to gravel with plant and shrub borders; outside tap; paved path encompasses property with steps up to the side door at the kitchen diner. Outside light and coat hooks at the front door recess. The rear garden is largely laid to gravel with a paved patio seating area and flower borders; rotary dryer; side door to garage.

VIEWING

By appointment with the Selling Agents on 01556 503744.

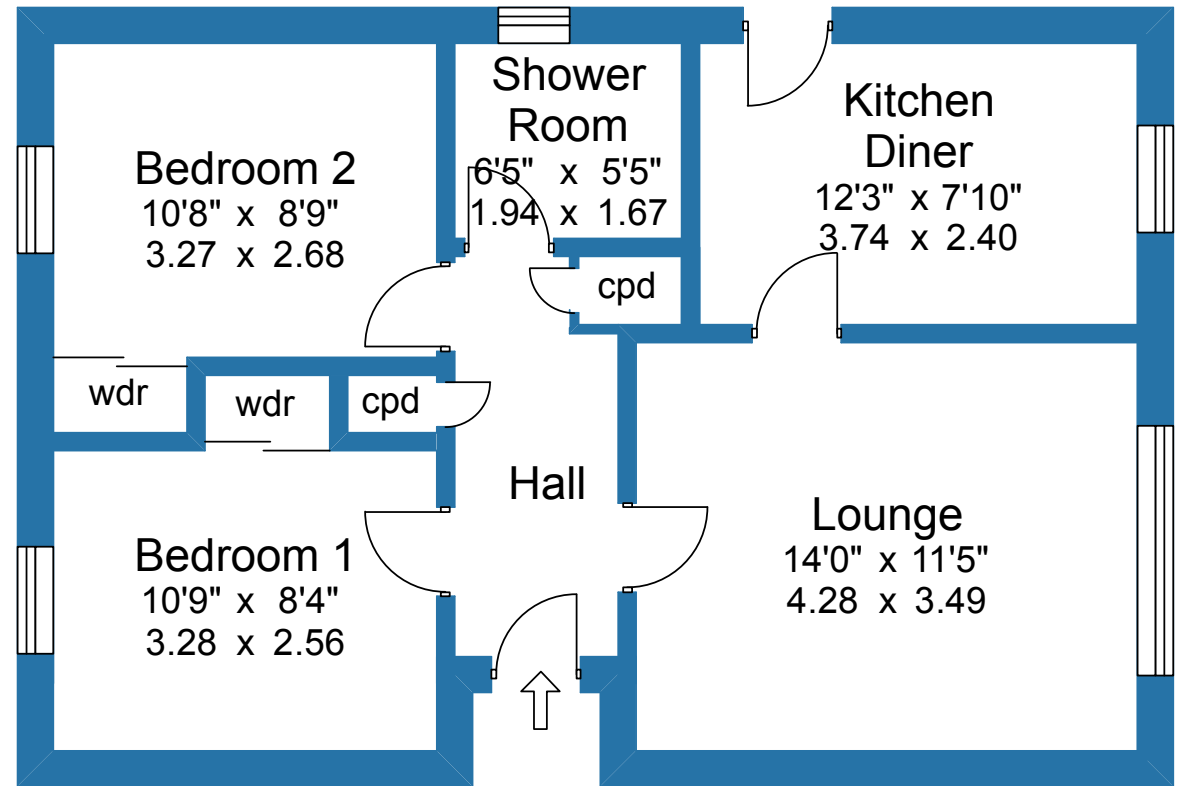
HOME REPORT

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 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

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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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