



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

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“Beautifully presented detached bungalow with garage set in a sizeable corner plot within a sought after residential area”

Ground Floor

- + Lounge
- + Dining Room
- + Kitchen Diner
- + 2 Double Bedrooms
- + Shower Room

Outside

- + Front & Rear Gardens
- + Garage

EPC Rating C



LOCATION

The property is located in the sought after residential development of St. Andrew Drive which is within easy level walking distance of the town's amenities. 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 detached bungalow with garage set within a sizeable corner plot. The property enjoys light filled rooms in good decorative order with natural wood finishes, coving and good storage throughout. It has UPVC double glazing, gas central heating and a gas fire in the lounge.

The property comprises a spacious, bright lounge enjoying a double aspect and an adjoining front facing dining room. It has a modern fitted kitchen diner, two double bedrooms, each with built-in wardrobes, served by a modern fitted shower room. Outside, the easily manged gardens are laid to gravel with some shrubs and has an attractive border at the front. There is a driveway at the side which leads to the detached garage.

ACCOMMODATION

Ground Floor

Entrance Hall

Part obscure glazed UPVC external entrance door at the side of the property; good sized built-in shelved storage cupboard with meters; built-in broom cupboard with coat hooks and shelving; access hatch to the roof space; telephone point; coat hooks; central heating thermostat; smoke alarm; coving; natural wood finishes; fitted carpet; radiator.

Lounge

Attractive spacious, light room with large window to the front overlooking the garden and window to the side; marble fire-place housing a gas fire; television aerial connection; smoke alarm; carbon monoxide alarm; coving; natural wood finishes; fitted carpet; radiator; obscure glazed door and side screens to the entrance hall and door through to the dining room.

Dining Room

Bright room with window to the front overlooking the garden; natural wood finishes; radiator; door to the kitchen diner.

Kitchen Diner

Window to the side; modern cream coloured fitted wall and floor units with a complementing natural wood effect worktop, stainless steel sink unit and drainer, and a coloured splash-back; built-in Lamona electric hob, oven and extractor hood above; space for a free standing fridge freezer; central heating control; smoke alarm; natural wood finishes; vinyl flooring; door to the entrance hall.

Bedroom 1

Double bedroom with window to the rear overlooking the garden; built-in wardrobe with hanging space and shelf above; natural wood finishes; fitted carpet; radiator.

Bedroom 2

Double bedroom with window to the rear overlooking the garden; two built-in wardrobes with hanging space and shelf, and one of which stores the Baxi gas central heating boiler; carbon monoxide alarm; natural wood finishes; fitted carpet; radiator.

Shower Room

Obscure glazed window; modern white suite of w.c. and wash-hand basin in vanity unit with a fitted wall mirror above; good sized shower

cabinet with a mains shower, extractor fan with light and glass screen; waterproof panelling to walls and ceiling; non slip flooring; chrome radiator rail.

OUTSIDE

Garden

The property is set within a sizeable, easily managed corner plot and accessed via a paved and gravelled driveway at the side of the property. The front garden is laid to gravel with a stepping stone pathway to an attractive, well stocked border of assorted flowers and shrubs. There is an outside light at the entrance door and outside water tap.

The rear garden is also laid to gravel with some shrubs and flower beds, bounded by a wooden fence. There is a further strip of gravel at the side of the property.

Garage – 5.39m x 2.88m

Up and over door; concrete floor; window to the rear; light.

VIEWING

By appointment with the Selling Agents on 01556 503744.

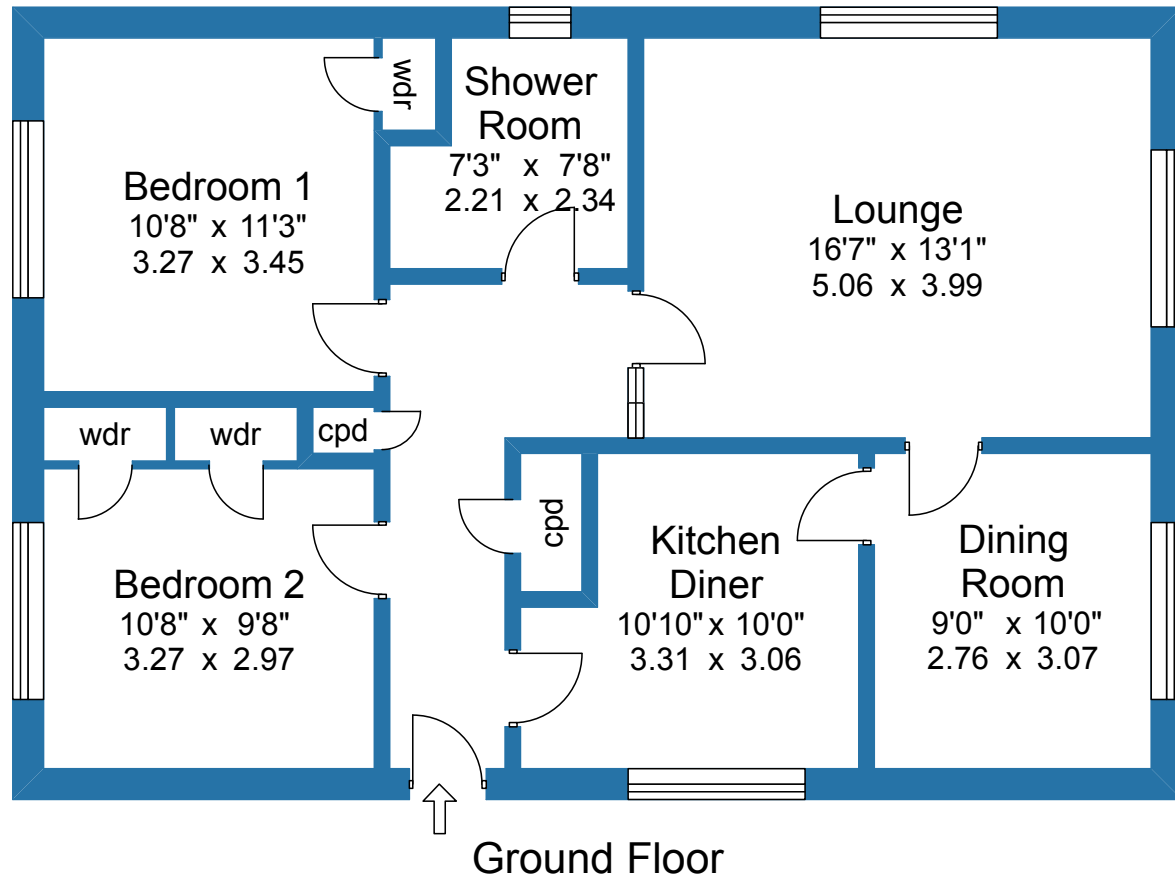
HOME REPORT

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.





For illustrative purposes only. Not to scale.



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01556 503744

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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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