



Gleniris, 54 Abercromby Road, Castle Douglas, DG7 1BA



Gleniris, 54 Abercromby Road, Castle Douglas, DG7 1BA

“Beautifully presented, detached bungalow, with generous garden grounds, attractively positioned on the edge of town”

Accommodation

- + Entrance Vestibule
- + Hall
- + Lounge/Dining Room
- + Kitchen
- + 3 Bedrooms
- + Bathroom

Outside

- + Garden
- + Garage
- + Off Street Parking Space

EPC Rating D

Council Tax Band E



LOCATION

Gleniris is located in an elevated position on the edge of town and adjoins fields to the rear and side. It is within easy walking distance of King Street and a short distance from the town's golf course. Castle Douglas is a popular market town with a good range of shops, supermarkets, primary and secondary schools, park with loch, churches, theatre, swimming pool and other facilities commensurate with a town of its size.

DESCRIPTION

This beautifully presented, three bedroom, detached bungalow offers bright, spacious accommodation and benefits from UPVC double glazing and gas central heating. The lounge/dining room and master bedroom both have large bay windows with window seats and enjoy open views over the town. The current owners have fully modernised the property within the last two years, including full internal redecoration, new flooring, external re-rendering and painting, installation of a new bespoke kitchen with integrated appliances, new boiler and designer radiators, new external rear door and landscaping of the garden grounds. There are sunny aspect garden grounds to the front and rear, with the rear garden backing directly onto fields and benefitting from a high degree of privacy. A single garage and off street parking space complete the accommodation on offer. Gleniris is presented in walk in condition and would make an ideal home for couples and families alike.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

Wooden double glazed obscure glass door into entrance vestibule.

Entrance Vestibule

Electric meter and fuse box. Coat hooks. Wooden glazed door into hall.

Hall

2 smoke alarms. Central heating radiator. Obscure glazed hatch with fitted ladder to the partially floored and insulated roof space. Heating controls. Glazed doors to lounge/dining room, kitchen and bathroom, doors to bedrooms.

Lounge/Dining Room

6.31m x 3.45m (plus bay)

Bright, spacious room with large bay window to the front with window seat and roller blind. Additional window to front. Traditional fireplace with living flame gas fire and wooden mantelpiece. 2 central heating radiators. Television point and telephone point.

Kitchen

3.56m x 3.41m

Window to rear with roller blind and small obscure glass window to side, into one of the kitchen cupboards). Range of bespoke modern floor and wall mounted units with stone effect worktops and splashback. Integrated Hotpoint electric ceramic hob, cooker hood, Bosch double oven, Beko dishwasher, Montpellier washing machine, Beko tumble dryer and Bosch tall fridge freezer. 1 ½ stainless steel sink and drainer. Smoke/heat alarm and carbon monoxide alarm. Central heating radiator. UPVC double glazed door with roller blind to rear, giving access to the rear garden.

Bedroom 1

3.97m x 3.44m (plus bay)

Bright, spacious master bedroom with large bay window to the front with window seat. Central heating radiator. New double wardrobe with hanging rail, shelving and folding doors.

Bedroom 2

3.52m x 3.45m

Window to rear with roller blind. Central heating radiator. Triple wardrobe with shelving.

Bedroom 3

3.51m x 3.47m

Window to rear with roller blind. Central heating radiator. New double wardrobe with hanging rail, shelving and folding doors.

Bathroom

2.41m x 2.02m

Obscure glass window to rear. Modern white suite W.C., wash hand basin and bath with Mira Sport electric and folding glass screen. Respatex to full height at bath and to half height at rest of suite. Heated towel rack. Shaving point. Towel rail. Extractor fan. Cupboard housing new Worcester combi boiler and further shelved cupboard below.

EXTERNAL

Garden

The front garden is laid to two sections of lawn with well-established borders of mature bushes, shrubs and trees and separated by fencing. A paved pathway with steps leads up to the entrance from Abercromby Road. Outdoor light and working traditional street lamp. Gravelled area by the front of the property. Gas meter. There are pathways and side gates at either side which lead to the rear garden.

The elevated, sunny aspect rear garden is surrounded by fields on three sides, giving the garden a countryside feel and an excellent degree of privacy. The garden is laid mainly to lawn with mature hedge borders. Patio area by property. Steps lead up lawn and to an area of wooden decking, where views across Castle Douglas can be enjoyed. New wooden shed. Flower beds. 3 outdoor lights, tap and outdoor power point.

Garage

Single garage with concrete floor and Garador up and over door. Ceiling light. Water tap. There is a parking space in front of the garage for one vehicle.

Please Note

The fitted carpets, floor coverings, blinds, white goods, wardrobes and ceiling light fittings are included in the sale.

VIEWING

To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

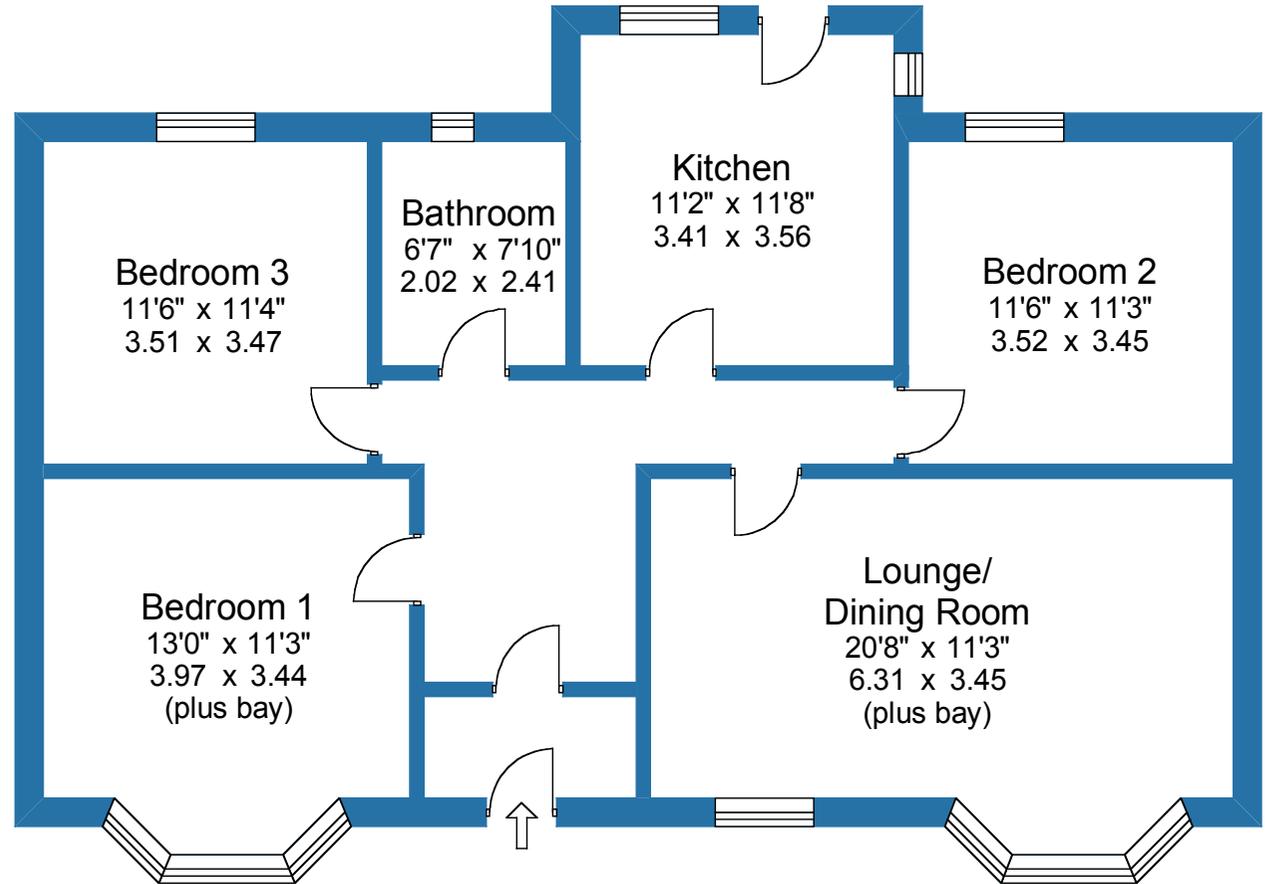
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into www.onesurvey.org.

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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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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