

**FIRST AND SECOND FLOOR APARTMENT, SEABRIGHT VILLA,
15 QUEEN STREET, CASTLE DOUGLAS, DG7 1HU**

Offers Over £240,000



Well-presented four-bedroom main door first and second floor apartment forming part of a beautiful Edwardian townhouse, recently renovated to the highest standard the property seamlessly blends original features with modern living to create a stunning property. Enjoying countryside views to the rear and of the park to the front the property is perfectly situated in the centre of Castle Douglas and is within walking distance to excellent local amenities and schools. Externally there is an area of outside space with large shed to the rear with access from the side.

Viewing is strongly advised to fully appreciate the accommodation this beautiful property has to offer.

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. Castle Douglas is by-passed by the A75 Euro-route which gives easy access to the larger town of Dumfries to the East and excellent links to the M74 and M6 motorways and Glasgow (2 hours), Edinburgh (2.5 hours) and Prestwick Airport (1.5 hours).

Accommodation comprises:

- Open-plan kitchen/dining/living room
- Master suite comprising bedroom, shower room and dressing room
- Three bedrooms
- Bathroom
- Garden
- Council Tax Band – D
- EPC Rating – B (83)

Vestibule

Original front door leads into Vestibule with original tiled floor. Ceiling light. Beautiful, glazed door with side panel windows leads into Hallway.

Hallway

Large hallway with stairs to first floor. Window to rear on half landing; ceiling light.

Open-plan Kitchen/Dining/Living Room

8.35m x 4.32m (27'4 X 14'2)

Good range of pine fitted units with laminate worksurface. Tiled splash backs. Integrated eye level double electric oven; integrated gas hob with overhead extractor hood. Stainless steel sink and drainer with mixer tap. Integrated tall fridge/freezer; plumbed for dishwasher; plumbed for washing machine. Window out to rear. Ceiling light. Archway through to Living Room.

Well-proportioned front facing living room with window giving views across the park to the town. Ceiling light; radiator.

Master Suite

Bedroom 4.36m x 4.16m (14'3 X 13'6)

Shower Room 2.62m x 2.85m (8'6 X 9'4)

Walk-in wardrobe 1.92m x 1.42m (6'3 X 4'6)

Spacious bedroom with window to front enjoying views across the park. Ceiling light; radiator.

The Shower Room comprises WC, wash hand basin set in vanity unit and corner shower cubicle with integral shower. Window out to rear; ceiling light; radiator.

Bathroom

1.50m x 2.73m (4'9 X 8'9)

Comprising white suite of WC, wash hand basin set in vanity unit and bath with overhead electric shower. Shower screen. Respatex waterproof wall covering around the bath. Window to rear; ceiling light; radiator.

Bedroom 2

4.16m x 2.19m (13'6 X 7'2)

Window to front; ceiling light; radiator.

Second Floor

Stairs to second floor; window on half landing to the rear. Large storage cupboard on the second floor landing.

Bedroom 3

4.21m x 4.94m (13'8 X 16'2)

Very spacious bedroom with Velux windows to front and rear. Part combed ceiling. Access to eaves storage. Ceiling light; radiator.

Bedroom 4

4.24m x 4.92m (13'9 X 16'1)

A further very spacious bedroom with Velux windows to front and rear. Part combed ceiling. Access to eaves storage. Ceiling light; radiator.

Outside

Large, tarmacked area to the rear with wooden shed. Gate access from the side. Graveled path also leads from the front of the property to the garden.

Services: Mains gas, electricity, water and drainage.

The property has been renovated to a very high standard including newly installed double-glazed windows with sash and case to the front; wall and under floor sound proofing insulation; Smart Mist Fire Suppression System.

Entry: By negotiation

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

Home Report: Available from One Survey using postcode DG7 1HU

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.







