

1, Lochside Gardens
Castle Douglas
DG7 1ES
Offers in the region of £110,000

www.JHSLAW.co.uk

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1, Lochside Gardens, Castle Douglas, DG7 1ES

PROPERTY SUMMARY

Situated in a sought-after area of Castle Douglas, this end-terraced property is ideally placed close to Carlingwark Loch and within easy reach of the town centre.

The accommodation comprises a lounge, kitchen, double bedroom and shower room, with double glazing and gas central heating throughout.

An excellent opportunity for first-time buyers, downsizers or buy-to-let investors.

EPC: D

- ***Close to Town Centre***
- ***Chain Free***
- ***Ideal for First Time Buyers***
- ***Private Garden***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

Offers in the region of £110,000



Property Descriptiuon

This end-terraced property enjoys an excellent location just off Carlingwark Loch in Castle Douglas, within easy walking distance of the town centre and its wide range of local amenities. Ideally positioned, the property would make an excellent purchase for a first-time buyer, downsizer or buy-to-let investor.

The accommodation comprises an entrance hall, lounge, kitchen, double bedroom and shower room. Further benefits include double glazing and gas central heating. The property benefits from a low-maintenance, private rear garden. To the front, there is a further garden area which is paved.

Castle Douglas is a popular and thriving market town, celebrated for its independent retailers, local businesses and excellent choice of places to eat and drink. Widely recognised for its reputation as Scotland's Food Town, the high street offers a wonderful variety of speciality shops, cafés and restaurants, creating a welcoming atmosphere. The town also benefits from a range of everyday amenities, including supermarkets, fuel stations and transport links. For those who enjoy the outdoors, Carlingwark Loch and the surrounding parkland are just moments away, offering attractive walks and opportunities to enjoy the surrounding scenery.

Offering comfortable accommodation with scope for a purchaser to add their own style and personal touches, this property presents an appealing opportunity in a particularly desirable location.

Entrance Hall





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Lounge
14'9" x 11'5" or thereby
A bright and comfortable reception room featuring dual-aspect windows, allowing for plenty of natural light. A feature fireplace provides an attractive focal point, complemented by useful alcove storage.

Kitchen
10'5" x 7'10" or thereby
Fitted with a range of base and wall units, incorporating a stainless steel sink and drainer. There is additional space for kitchen appliances and freestanding white goods.

Bedroom
12'5" x 8'10" or thereby
A good-sized double bedroom featuring built-in wardrobes and pleasant outlooks over the rear garden.

Shower Room
8'2" x 5'6" or thereby
Fitted with a shower cubicle, wash hand basin and WC.

Outside
The property benefits from a low-maintenance, private rear garden. To the front, there is a further garden area which is paved.

Viewing
By arrangement with the Selling Agents.





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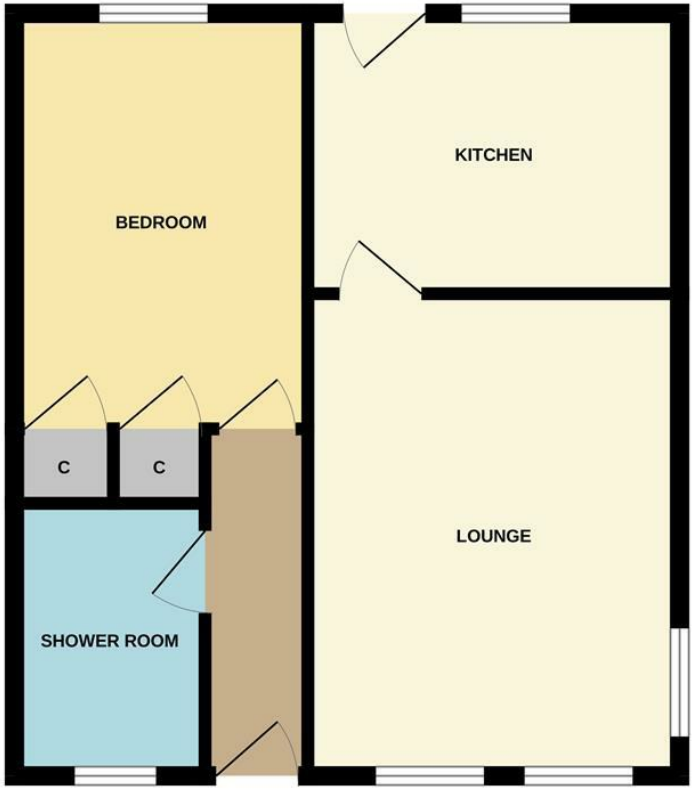



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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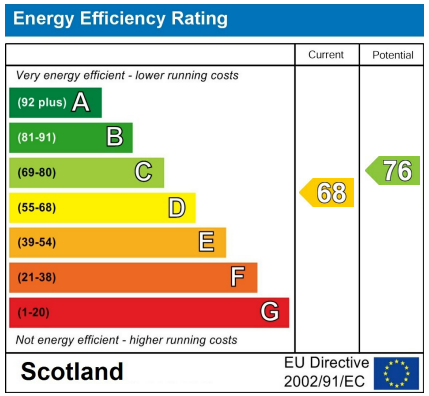
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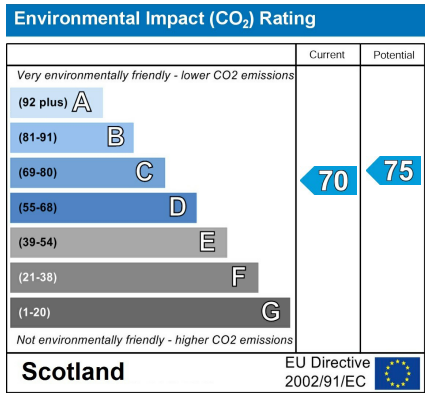
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1
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - End Terrace	Freehold	A	D	C





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



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