



Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

INVERLOCH, 2 LOCHSIDE ROAD, CASTLE DOUGLAS, DG7 1EU

Offers Over £465,000



Located in established garden grounds Inverloch is a substantial Edwardian villa built in 1903/4. Constructed using whinstone and sandstone under a pitched and slated roof. The property offers adaptable generous accommodation rarely seen and has been maintained to a high standard. The property was split into ground and first floor apartments in 1964 but has been tastefully modernised. The present proprietors have utilised the property as a single dwelling house, but the accommodation lends itself to a variety of uses. The property has been assessed by the Regional Assessor as a single dwelling house – Council Tax Band F.

The property includes a considerable number of the original period features including ceiling cornices, wood paneling, deep skirting boards and leaded glass windows.

Externally the property sits in mature garden grounds with a mixture of lawn, bedding plants and mature bushes with the rear garden having patio areas. A gravel driveway is accessed by twin gate piers leading to a detached garage of similar construction as the main dwelling house.

Located in the heart of Castle Douglas, Inverloch is within easy walking distance of the local amenities, shops, supermarkets, restaurants, theatre, swimming pool and Lochside Park. The NTS Threave estate and gardens lie on the periphery of Castle Douglas.

The Stewartry district of Dumfries and Galloway offers a comprehensive range of sporting and outdoor activities including golf, tennis, hill walking, cycling and angling.

Accommodation comprises:

Ground Floor

Entrance porch and reception hallway

6.32m x 2.17m (20'7 x 7'1)

Hardwood glazed outer door leads into Porch with glazed inner door leading to hallway. Radiator; ceiling light.

Sitting Room

5.25m x 4.50m (17'2 x 14'8)

Spacious room with bay window to front; central fireplace with polished stone hearth and electric stove effect fire; radiator; ceiling light; deep skirting and ornate ceiling cornicing.

Bedroom 1

4.94m x 4.69m (16'2 x 15'4)

Generously proportioned room with window to side; radiator; ceiling light; deep skirting and ornate ceiling cornicing.

Bedroom 2

4.22m x 3.57m (13'8 x 11'7)

Window to front; radiator; ceiling light and deep skirting.

Bathroom

4.25m x 3.10m (13'9 x 10'2)

Bright family bathroom comprising of WC and wash hand basin set in vanity unit; bath; corner shower cubicle; tiled floor; part tiled walls; window to rear; chrome towel rail; recessed lights; radiator and large storage cupboard.

Utility Room and WC

2.69m x 2.70m (8'5 x 8'9)

Range of floor and wall units; plumbed for washing machine; WC; tiled splash back ; windows to side; ceiling light; radiator; tiled floor.

Kitchen

5.20m x 2.00m (17'1 x 9'8)

Range of contemporary floor and wall high gloss units with tiled floor. Integrated appliances hob; oven; fridge/freezer; dishwasher. Cupboard containing gas boiler; radiator; windows to side and rear. Door to garden room.

Garden Room

4.20m x 5.08m (13'8 x 16'7)

A beautiful relaxing room with patio doors out to the rear garden; door out to side; vaulted ceiling with velux windows; under floor heating; ceiling lights. Large storage cupboard.

First Floor

Hallway

10.80m x 2.10m (35'4 x 6'9)

Large bright hallway with dining area; window to front; radiators; ceiling lights; cornicing.

Sitting Room

5.29m x 4.50m (17'4 x 14'8)

Spacious sitting room with bay window to front; gas fire in wooden surround; polished marble hearth; radiators; original wood paneling; ceiling light.

Bedroom 1

4.88m x 4.71m (16'0 x 15'4)

Large bedroom with window to side; radiators and ceiling light.

Bedroom 2

3.68m x 4.26m (12'1 x 13'10)

Window to front; door giving access to small gallery over stairs; ceiling light; radiators.

Bedroom 3/Study

4.20m x 3.15m (13'1 x 10'3)

Window to rear, ceiling light; radiator; access hatch with Ramsay ladder to large attic space with three velux windows.

Cloakroom

2.00m x 3.15m (13'1 x 10'3)

WC and wash hand basin with window to rear; radiator and ceiling light

Bathroom

3.24m x 3.00m (10'6 x 9'8)

Comprising WC and wash hand basin set in vanity unit; bath with mains fed Mira shower with glass shower screen to side; tiled walls; window to rear; vertical radiator and recessed lights. Integral floor to ceiling storage cupboard plumbed for washing machine and tumble dryer.

Kitchen

3.40m x 3.05m (11'2 x 10'0)

Range of wall and floor high gloss white units; tiled floor; radiator; ceiling lights; integrated appliances; fridge/freezer; oven; hob; microwave; window to rear garden.

Outside

Garage with light and power and a large storage space; gravelled driveway; ornate iron fence and pedestrian gate. The front garden is planted with colourful trees and shrubs with paved and gravel pathways. The rear garden is mainly laid to lawn and benefits from several well positioned patio areas; well stocked flowerbeds border the lawn.

*More photos available online.

Services: Mains electricity, gas, water and drainage. All necessary smoke alarms and carbon monoxide detectors have been fitted compliant to The Housing (Scotland) Act 1987(Tolerable standard) Extension of Criteria Amendment Order 2021

Postcode: DG7 1EU

Council Tax Band: F

Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Available from onesurvey.org

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.

Ground Floor
Plan



First Floor
Plan









