



Solicitors & Estate Agents

Tel: 01557 331217 [www.caversandco.com](http://www.caversandco.com)

**18 ANDERSON DRIVE, CASTLE DOUGLAS, DG7 1BZ**

**Offers Over £85,000**



Located in a quiet residential area a short walk from Castle Douglas town centre, 18 Anderson Drive is a surprisingly spacious one bedroom bungalow. Benefiting from excellent living accommodation, modern bathroom and private garden with off road parking available. An ideal property for the first time buyer or perfect for those looking to downsize.

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:**

- Living Room
- Kitchen
- Bedroom
- Bathroom
- Private garden
- Off road parking
- Council Tax Band - A
- EPC Rating – D (66)

### **Hallway**

UPVC door leads into Porch; part glazed wooden door leads into Hallway. Large storage cupboard **1.98m x 1.06m (6'5 x 3'6)** with ceiling light; shelved airing cupboard; radiator; ceiling light.

### **Living Room**

**3.54m x 3.58m (11'6 x 11'7)**

Large room with window to front; inset multi fuel stove with slate hearth; radiator; ceiling light.

### **Bedroom**

**3.46m x 3.23m (11'4 x 10'6)**

Window to rear; radiator; ceiling light.

### **Kitchen**

**2.26m x 3.39m (7'4 x 11'1)**

Floor and wall units with complementing work surface; stainless steel sink and drainer; electric cooker point; wall mounted combi boiler; window to rear; radiator; ceiling light; open through to Rear Porch.

### **Bathroom**

**2.23m x 1.63m (5'4 x 7'3)**

Comprising WC, wash hand basin and bath and corner shower cubicle with integral shower; part Respatex panelled walls; wooden flooring; heated towel rail; window to rear; ceiling light.

### **Rear Porch**

**2.36m x 1.04m (7'7 x 3'4)**

Door out to rear garden; ceiling light.

### **Outside**

Communal area to the front of the property laid to grass with benches and decorative pots. Gravelled garden area to the rear with paved parking area. Gated access; wooden garden shed; drying area; raised growing beds.

Services: Mains electricity, gas, water and drainage.

Postcode: DG7 1BZ

Council Tax Band: A

Entry: By negotiation

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

Home Report: Available from **Cavers & Co**

**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.







