



Solicitors & Estate Agents

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

**67 KING STREET, CASTLE DOUGLAS, DG7 1AE**

**Offers Over £125,000**



Situated in a prime location just off the main street in the centre of the town, 67 King Street is a spacious two-bedroom bungalow. Benefiting from excellent living accommodation, modern kitchen and bathroom and off-road parking available. An ideal property for the first time buyer or perfect for those looking to downsize with easy access to local amenities.

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
- Shower Room
- Two bedrooms
- Off road parking
- Council Tax Band - B
- EPC Rating – D (71)

### **Hallway**

Wooden outer door leads into Hallway; part glazed wooden door leads into Hallway. Large storage cupboard; radiator; ceiling light.

### **Living Room**

**4.69m x 3.96m (15'4 x 13'0)**

Large room with window to rear; French doors to side (please note: there is no garden ground for sale with this property nor any access over the adjoining property via the French doors) fireplace with slate hearth and wooden surround; radiator; ceiling light.

### **Bedroom 1**

**3.67m x 1.87m (12'0 x 6'1)**

Window to rear; radiator; ceiling light.

### **Bedroom 2**

**3.61m x 4.24m (11'8 x 14'2) (maximum measurements)**

L-shaped bedroom with window to side; wall mounted shelving; radiator; ceiling light.

### **Kitchen**

**3.03m x 2.30m (9'9 x 7'5)**

Floor and wall units with complementing work surface; stainless steel sink and drainer; integrated electric oven; integrated electric hob with overhead extractor; space for undercounter fridge; plumbed for washing machine; wall mounted combi boiler; window to rear; radiator; ceiling light.

### **Shower Room**

**2.10m x 1.54m (6'9 x 5'1)**

Comprising WC, wash hand basin and large shower cubicle with integral shower; tiled walls; tiled floor; electric towel rail; window to rear.

### **Outside**

Area at the front of the property which can be used as off-road parking or would be an ideal seating area with a bench and potted plants.

Services: Mains electricity, gas, water and drainage.

Postcode: DG7 1AE

Council Tax Band: B

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.





