



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

E: dfs@gmthomson.co.uk

T: 01387 731 931

F: 01387 257 266

Cotton Street,  
Castle Douglas,  
Dumfries And Galloway.  
DG7 1DQ

£120,000



- Move in condition
- Fully Double Glazed
- Two Double Bedrooms
- Modern Kitchen and Shower Room
- Enclosed, Private garden
- On street parking
- Minutes to the town centre

Ref: PRA10819

Viewing Instructions: Strictly By Appointment Only

Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

SJ ALLEN BSc MRICS JAW McMILLAN BSc MRICS



## General Description

This pleasant semi detached two bedroom bungalow is an ideal opportunity for a first time buyer or someone looking to downsize. The property is presented in fantastic condition, neutrally decorated throughout with an easily maintained garden and situated just yards from the bustling High Street of Castle Douglas.

---

## Accommodation

---

### Hallway and Stairs

The entrance hall leads to the living room, bedroom 2 and stairs to the upper level, a skylight allows a flow of natural light, the fuse box is accessible in a fitted cupboard above the stairs. The hallway has wooden flooring with carpet on the stairs, a radiator and PVC front door.

---



### Living Room (10' 10" x 10' 6") or (3.30m x 3.20m)

A neutrally decorated living room with a multi fuel stove, wooden beam with spotlights and wooden floors with a radiator and double glazed window overlooking the front of the property.

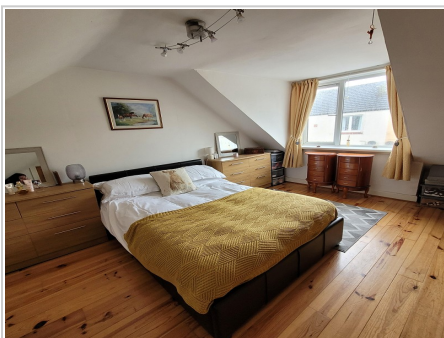
---



### Kitchen (12' 7" x 8' 2") or (3.83m x 2.49m)

A modern well equipped kitchen with cream wall and base units, an electric oven and hob with extractor over. Spotlights, a radiator and 2 double glazed windows with a PVC door leading to the garden.

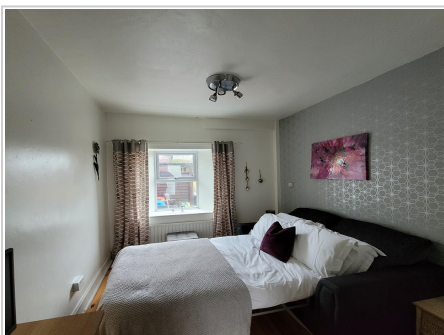
---



### Bedroom 1 (13' 11" x 10' 9") or (4.24m x 3.27m)

A large bedroom overlooking the front of the property with a double glazed window, built in cupboard and storage under the eaves. The room has wooden floors, a large radiator and spot lights.

---



### Bedroom 2 (12' 7" x 8' 2") or (3.83m x 2.49m)

This comfortable double bedroom is situated on the ground floor and overlooks the back garden, with wooden floors, double glazed window, radiator and spot lighting.

---



## Shower Room (6' 6" x 5' 5") or (1.99m x 01.66m)

A modern shower room with a shower cubicle, toilet and wash hand basin fitted with storage underneath. An extractor, double glazed window and radiator are all in this well appointed shower room.

---



## Garden

The private enclosed garden, with access to the side is laid out with gravel, patio area and a small wooden shed.

---

## Disclaimer

These particulars were prepared on 30th April 2024 and have been carefully compiled and are believed to be correct. Photographs were taken on 29th April 2024. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are only approximate.

---

## Anti Money Laundering Regulation

The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

---

## Plans

The plans attached to these particulars are based on Ordnance Survey data and are for reference only. Purchaser(s) will have deemed to have satisfied themselves as to have satisfied themselves as to the extent of the property.

---

## Offers

Offers for the property as a whole or in part if appropriate, should be submitted in Scottish Legal Form to G M Thomson & Company, 35 Buccleuch Street, Dumfries DG1 2AB. Those parties wishing to be informed of a Closing Date for offers should notify the Selling Agents of that interest as soon as possible to ensure that they are contacted. The Vendors and the Selling Agents reserve the right to alter or divide the property or withdraw or exclude any of the property at any time. The Vendors and the Selling Agents do however reserve the right to sell privately without setting a closing date and do not bind themselves to accept the highest

---

or any offer. The successful purchaser will be asked to provide proof of identity to the Selling Agents for which a photographic Driving Licence and utility bill or bank statement showing home address would be sufficient.

---

## Closing Date

It is possible a closing date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents via a solicitor so that they may be informed should a closing date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a closing date.

---

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:56

## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band Not Specified

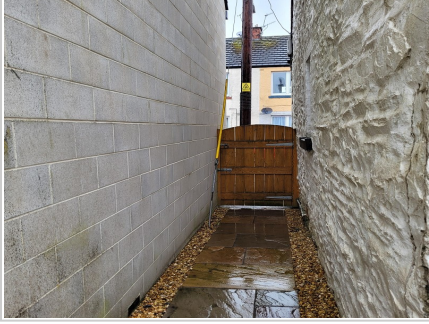
---

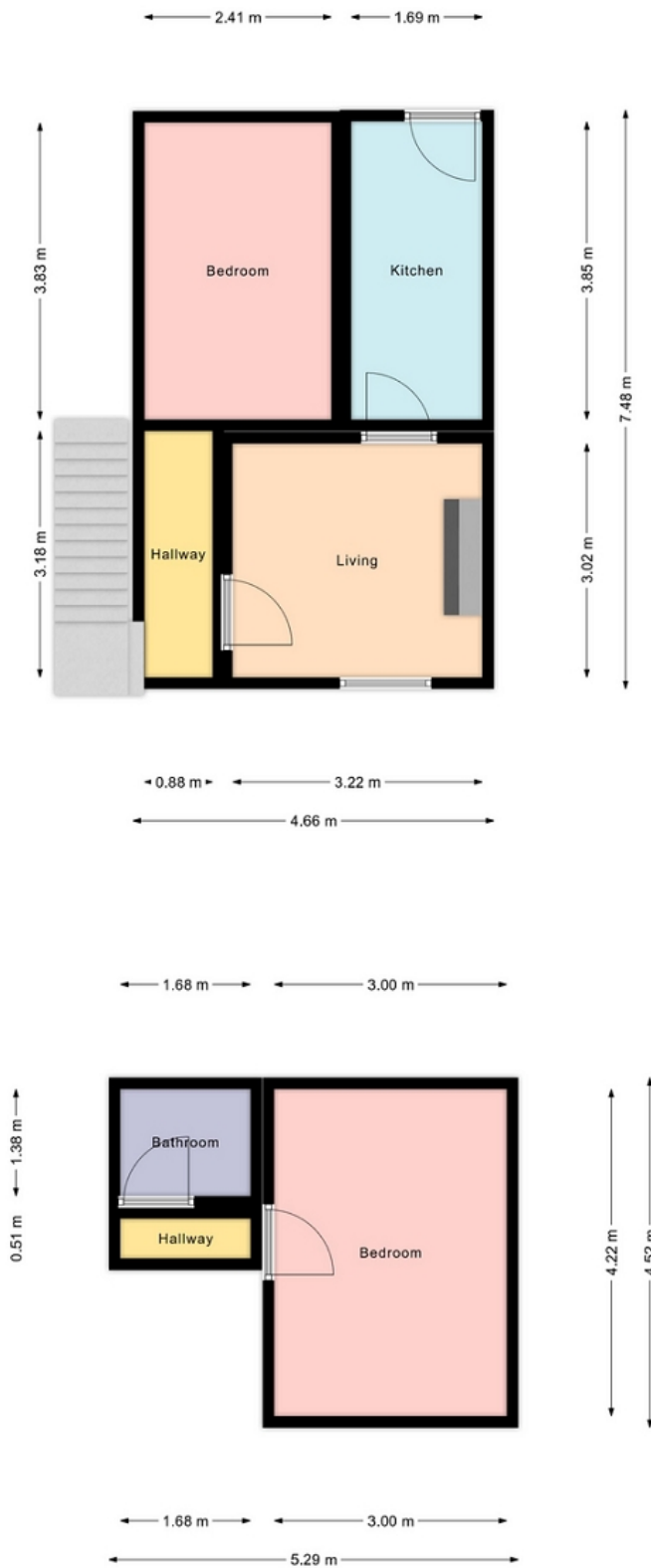
## Directions

You enter Caste Douglas from the A75 onto the A780, follow onto Ernespie Road A745, then at the roundabout take the 3rd exit onto Cotton Street and follow to number 93 on your left hand side.

---







All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.