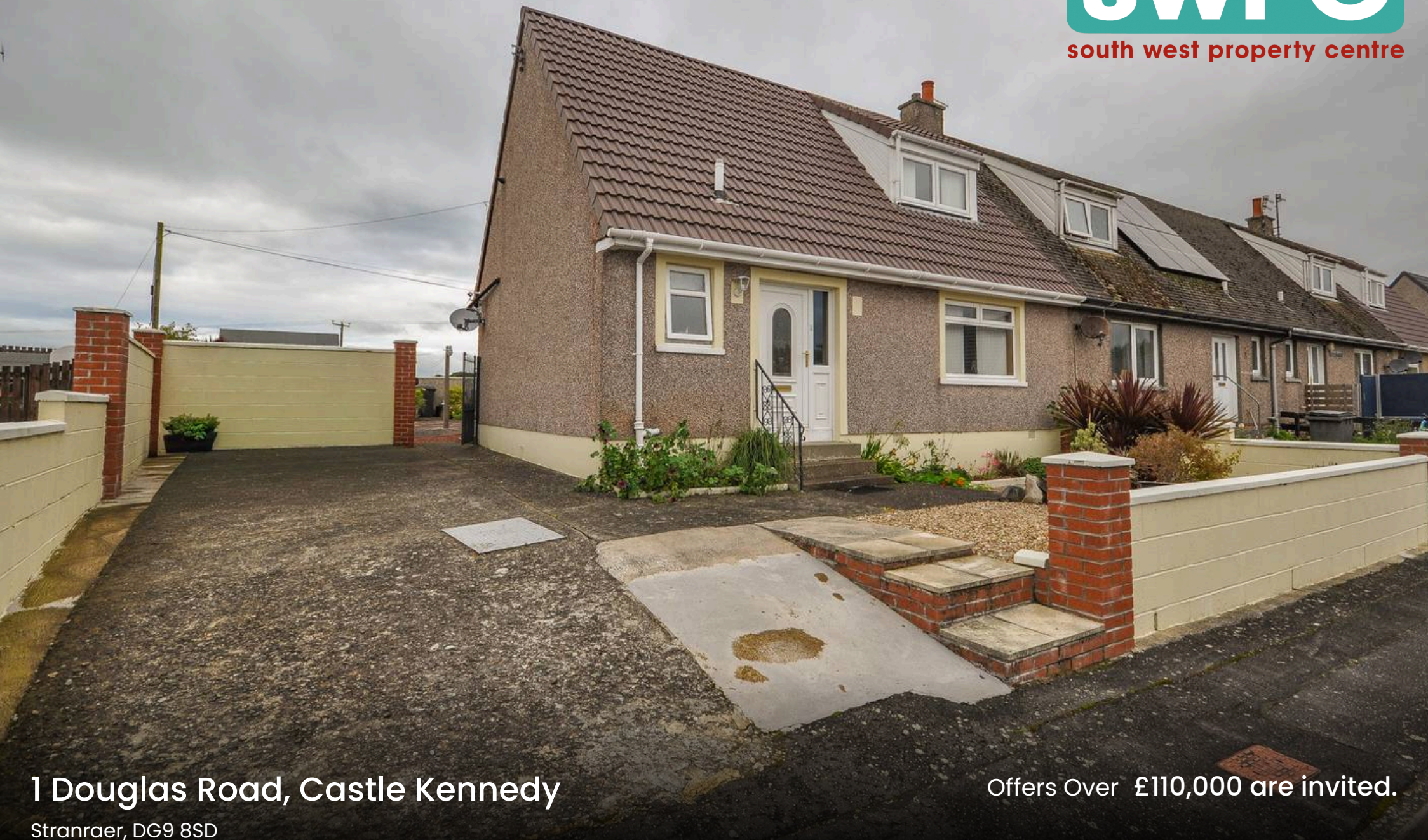




1 Douglas Road, Castle Kennedy

Stranraer, DG9 8SD

Offers Over £110,000 are invited.

1 Douglas Road, Castle Kennedy

Douglas Road is situated within the village of Castle Kennedy, a popular residential location in Wigtownshire approximately a short drive from Stranraer. The village is well positioned for access to the A75, making it convenient for travel towards Stranraer, Newton Stewart and the wider Dumfries and Galloway area. Stranraer provides a wider range of shopping, supermarkets, schools, healthcare facilities, leisure amenities and transport connections. Castle Kennedy itself has a strong village setting surrounded by open countryside and is also known for the nearby Castle Kennedy Gardens. The property occupies an established residential position with open countryside immediately to the rear.

Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

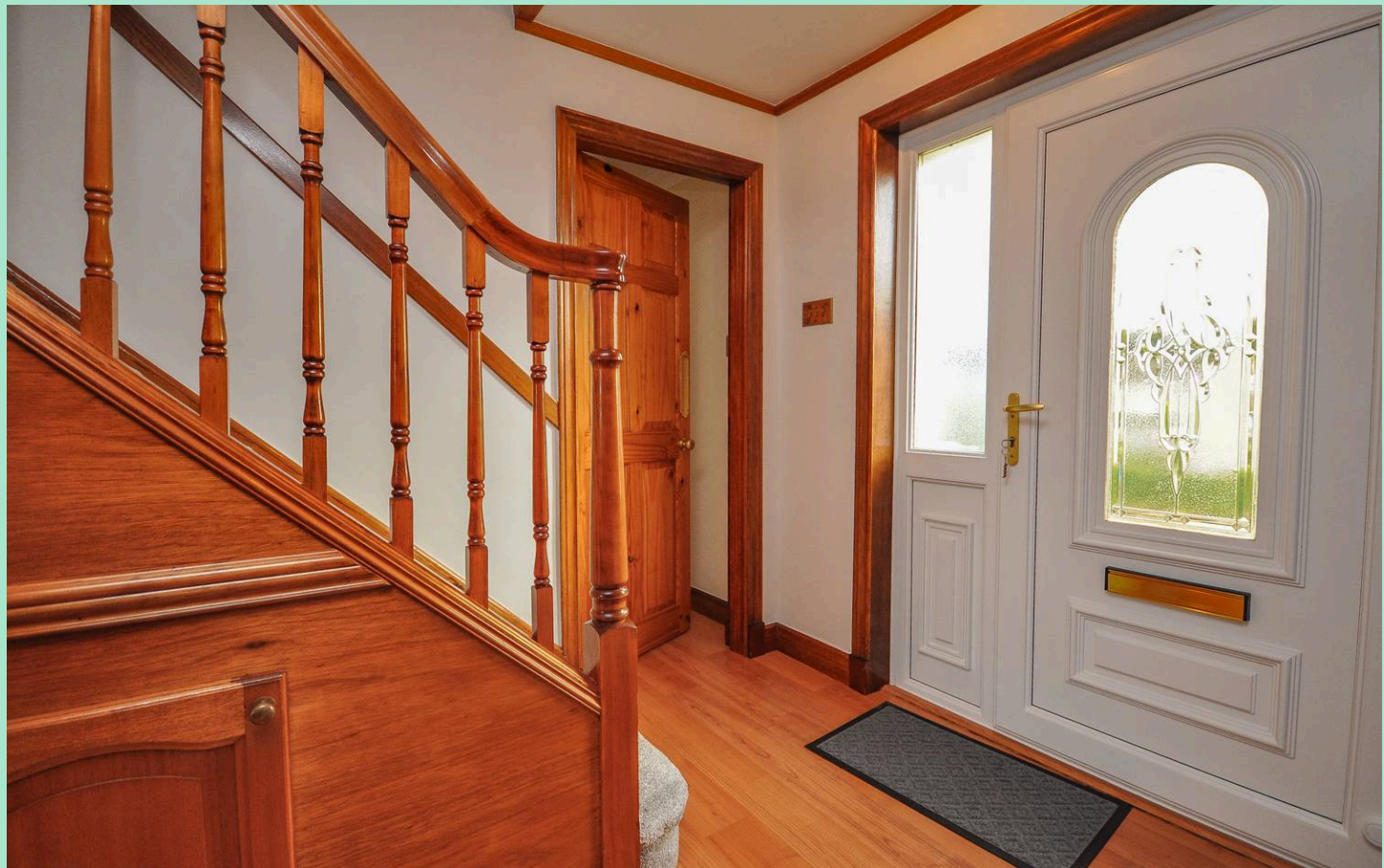
- End-terraced ex-local authority property
- Three double bedrooms including a ground floor bedroom
- Spacious lounge & separate dining area
- Generously sized fitted kitchen
- Ground floor bathroom & first-floor WC
- Off-road parking
- Enclosed rear garden with open outlook over neighbouring farmland to the rear
- Residential location within Castle Kennedy
- Convenient for access to Stranraer and the A75
- Ideal first time purchase



1 Douglas Road, Castle Kennedy

A well-presented three-bedroom end-terraced ex-local authority property situated within an established residential area of Castle Kennedy. The property provides accommodation over two levels and benefits from a flexible layout, with one bedroom and the main bathroom positioned on the ground floor. The accommodation is entered through a hallway with staircase to the first floor and access to the principal ground-floor rooms. The lounge is a comfortable reception room with a front-facing window and feature fireplace. A separate dining area adjoins the kitchen, providing good additional living space. The kitchen is generously proportioned and fitted with an extensive range of floor and wall-mounted units, work surfaces and integrated cooking appliances, with space for further freestanding appliances. An external door provides direct access to the rear garden. The ground floor also includes a double bedroom with fitted mirrored wardrobes and a bathroom fitted with a bath, separate shower enclosure, WC and wash-hand basin.

On the first floor are two further bedrooms, both offering useful storage, together with a separate WC. The rear-facing bedroom enjoys an attractive open outlook across neighbouring farmland and countryside. Externally, the property has a low-maintenance front garden together with a driveway providing off-road parking. The enclosed rear garden is mainly laid with gravel and paved areas, with established planting, a timber garden shed and clothes drying facilities. The garden backs onto open farmland, providing a pleasant open aspect. Overall, this is a spacious and adaptable three-bedroom home offering good accommodation, useful outside space and a convenient location within Castle Kennedy.



Hallway

Entrance hallway with a UPVC front door incorporating decorative glazing and a glazed side panel. Staircase to the first floor, timber balustrade and access to the ground floor accommodation.

Lounge

15' 1" x 12' 3" (4.59m x 3.74m)

Well-proportioned lounge with a large window providing good natural light. Feature fireplace with timber surround, decorative wall lighting and timber flooring. Two internal doors provide access from the hallway and through to the adjoining dining room.

Dining Room

17' 5" x 6' 5" (5.31m x 1.96m)

Long dining room with timber flooring and a set of glazed double doors providing access to the garden. Built-in storage cupboards are fitted to one wall, with a wide arched opening leading through to the kitchen.

Kitchen

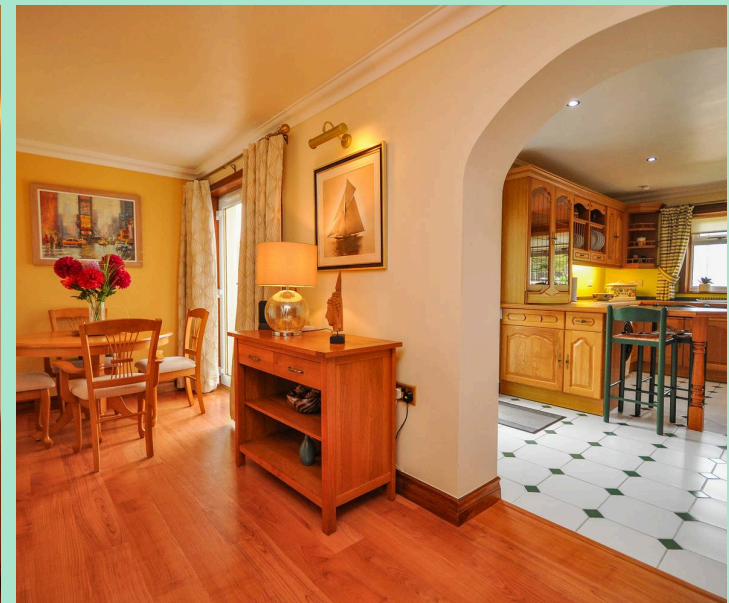
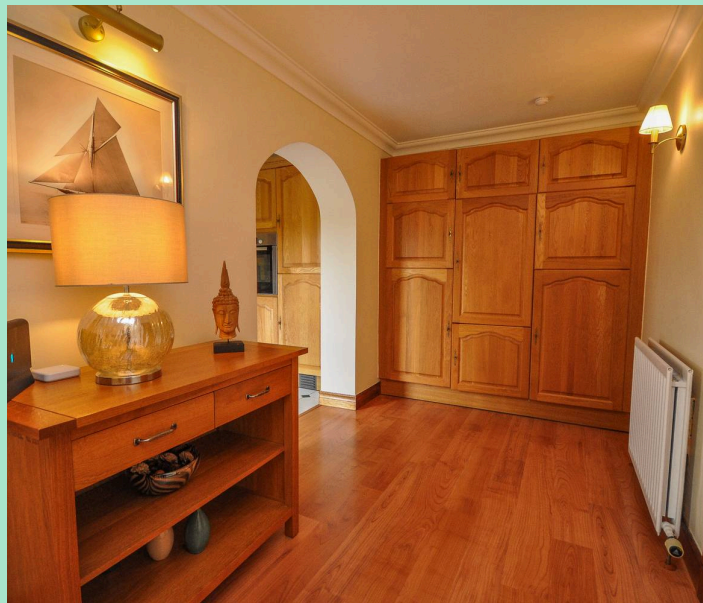
15' 4" x 10' 1" (4.68m x 3.08m)

Well-proportioned kitchen fitted with an extensive range of timber-fronted wall and floor units with contrasting work surfaces and a breakfast bar area. Integrated oven with hob, inset sink positioned beneath the rear-facing window and space for additional appliances, with a washing machine presently installed. Tiled flooring, recessed ceiling lighting and an external door providing access to the garden. A wide arched opening connects directly with the dining room.

Bathroom

10' 4" x 4' 11" (3.14m x 1.49m)

Well-appointed ground floor bathroom fitted with a panelled bath, separate shower enclosure, WC and wash-hand basin set within a vanity unit. Part tiled walls, tiled flooring and a window providing natural light.



Bedroom

10' 11" x 9' 2" (3.32m x 2.80m)

Double bedroom on the ground floor with rear-facing window, wood-effect flooring and built-in mirrored wardrobes providing useful storage. Finished with coving and a radiator.

WC

7' 7" x 3' 3" (2.30m x 0.99m)

First floor WC fitted with a white WC and wash hand basin set within a vanity unit. Wall-mounted mirror and extractor fan.

Bedroom

13' 4" x 9' 9" (4.06m x 2.98m)

Well-proportioned double bedroom with fitted mirrored wardrobes providing extensive storage, together with additional built-in corner display/storage units. Window providing natural light, radiator and carpeted flooring.

Bedroom

13' 3" x 9' 2" (4.04m x 2.80m)

Well-proportioned double bedroom with rear-facing window enjoying an open outlook across the garden and adjoining countryside. Benefits from built-in storage, radiator and carpeted flooring, with a feature wallpapered wall and decorative dado rail.

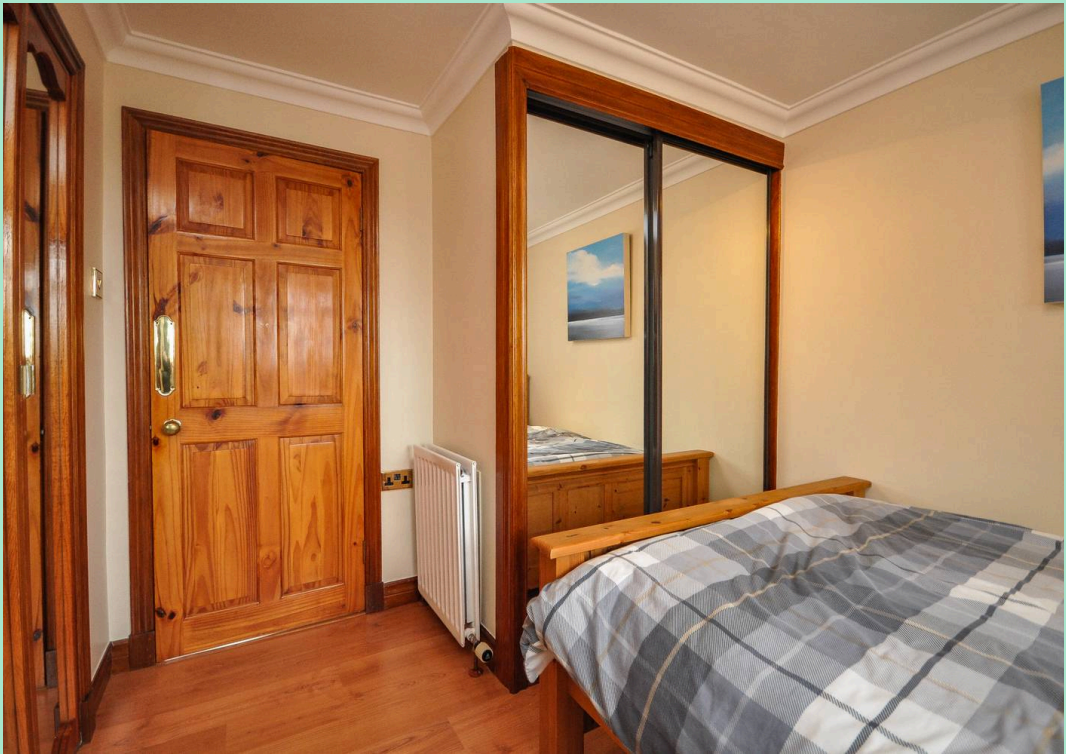
Garden

Generous enclosed rear garden arranged for relatively low maintenance, with a combination of gravelled areas and paved seating space. The garden includes established planting, a timber garden shed and clothes drying area, with access from the rear of the property. The garden backs onto open farmland, providing an attractive open outlook across the surrounding countryside.

DRIVEWAY

2 Parking Spaces

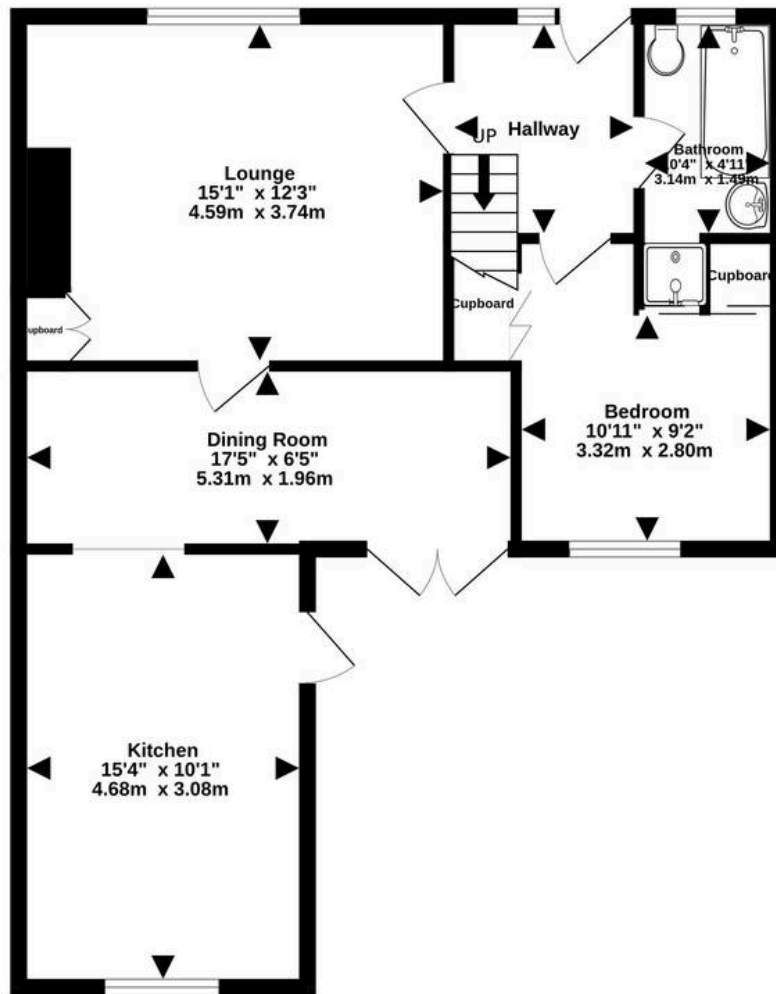




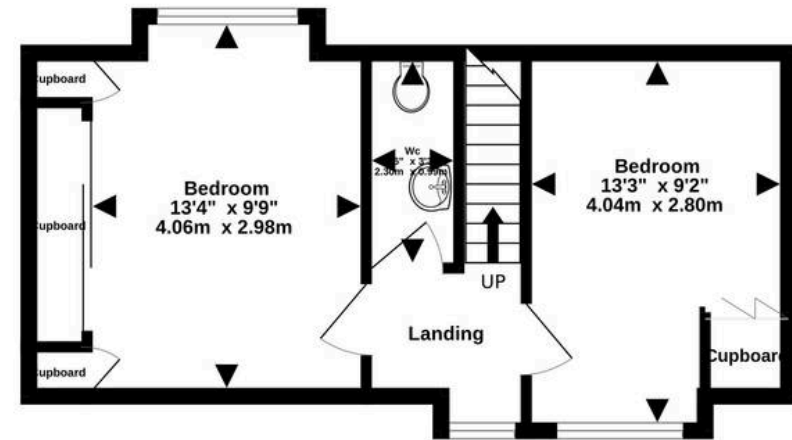




Ground Floor
645 sq.ft. (59.9 sq.m.) approx.



1st Floor
340 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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