



**“STYLISH &
CONTEMPORARY”**

**2A & 2B
ABERCROMBY ROAD,
CASTLE DOUGLAS**

**PRICES FROM
£180,000**

TWO NEWLY CONSTRUCTED SEMI-DETACHED 3 BEDROOMED 1½ STOREY VILLAS WITH ATTACHED GARAGE. THE ULTIMATE IN MODERN, CHIC LIVING THAT COMPLIMENTS TODAY’S BUSY LIFESTYLE.

2A & 2B Abercromby Road ARE TWO NEWLY CONSTRUCTED SEMI-DETACHED 3 BEDROOMED 1½ STOREY VILLAS, PROVIDING GENEROUSLY SIZED ACCOMMODATION AND HAS A SIZABLE PRIVATE GARDEN TO THE REAR, TARMAC DRIVEWAY AND ATTACHED GARAGE. IT IS SITUATED AT THE START OF ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AREAS OF THE TOWN. ALL ESSENTIAL AMENITIES ARE WITHIN WALKING DISTANCE.

BOTH HOMES ARE ARCHITECT DESIGNED AND HAVE BEEN FINISHED TO AN EXACTING STANDARD WITH QUALITY FIXTURES AND FITTINGS AND OAK DOORS WITH MODERN CHROME FITTINGS THROUGHOUT. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS HAVE BEEN INSTALLED.

THE VILLAS HAVE A BRIGHT AND WELCOMING ENTRANCE HALL THAT LEADS TO A CONTEMPORARY FITTED KITCHEN/BREAKFAST/DINING ROOM, WITH UNDER PELMET LIGHTING, STAINLESS STEEL OVEN, ELECTRIC HOB, COOKER HOOD AND INTEGRATED DISHWASHER AND BREAKFAST BAR AREA. THE DINING/FAMILY AREA HAS DOUBLE GLAZED SLIDING PATIO DOORS LEADING TO THE REAR GARDENS. AN ADDED ADVANTAGE IS THE UTILITY SPACE LOCATED TO THE REAR OF THE GARAGE, PLUMBED FOR WASHING MACHINE AND SPACE FOR TUMBLE DRYER.

THE GROUND FLOOR SHOWER ROOMS AND FIRST FLOOR BATHROOMS ARE BRIGHT AND AIRY, BOOSTING STYLISH CLEAN LINES WITH MODERN WHITE AND CHROME SANITARY FITTINGS.

TO THE FRONT IS A WELL APPOINTED LIVING ROOM WITH LARGE PICTURE WINDOWS ALLOWING THE NATURAL LIGHT TO FLOOD IN.

THE BEDROOM ACCOMMODATION IS SPLIT OVER TWO FLOORS. THE GROUND FLOOR BEDROOM IS FITTED WITH A SINGLE CUPBOARD WITH LIGHT, THUS MAKING IT AN IDEAL STORAGE SPACE.

ON THE FIRST FLOOR THERE ARE TWO SIZABLE PROPORTIONED BEDROOMS EITHER SIDE OF THE FAMILY BATHROOM, WITH OPTIONAL FITTED WARDROBES FOR EXTRA SPACE AND CONVENIENCE.

THE PROPERTIES ARE THE ULTIMATE IN MODERN, CHIC LIVING PROVIDING A LIFESTYLE TO EITHER YOUNG PROFESSIONALS, COUPLES OR GROWING FAMILIES HAVING MADE THE BEST USE OF THE SPACE TO COMPLIMENT TODAY'S BUSY LIFESTYLE. THE SOLAR PANELS INSTALLED OFFER REDUCED COST LIVING, ALONG WITH THE DOUBLE GLAZED WINDOWS AND DOORS. THERE IS ALSO T.V. AND SATELLITE CONNECTIONS THROUGHOUT WITH COPIOUS MAIN POWER SOCKETS.

NOTE: THE REAR GARDEN IS A BLANK CANVAS FOR ANY PROSPECTIVE PURCHASER/S TO PUT THEIR OWN STAMP ON THINGS AND BOTH VILLAS HAVE A COMMON ACCESS TO THE FRONT FOR PARKING AND TURNING.

INTERNAL VIEWING IS STRONGLY RECOMMENDED.

ACCOMMODATION/DIMENSIONS:

HALL	
LIVING ROOM	4.50M x 3.61M
KITCHEN/BREAKFAST ROOM /DINING ROOM	6.42M x 3.18M
SHOWER ROOM	2.01M x 1.61M
BEDROOM 1	3.70M x 2.71M
MASTER BEDROOM	4.50M x 3.18M
BEDROOM 3	3.20M x 3.18M
BATHROOM	1.95M x 1.91M
REAR GARDEN	

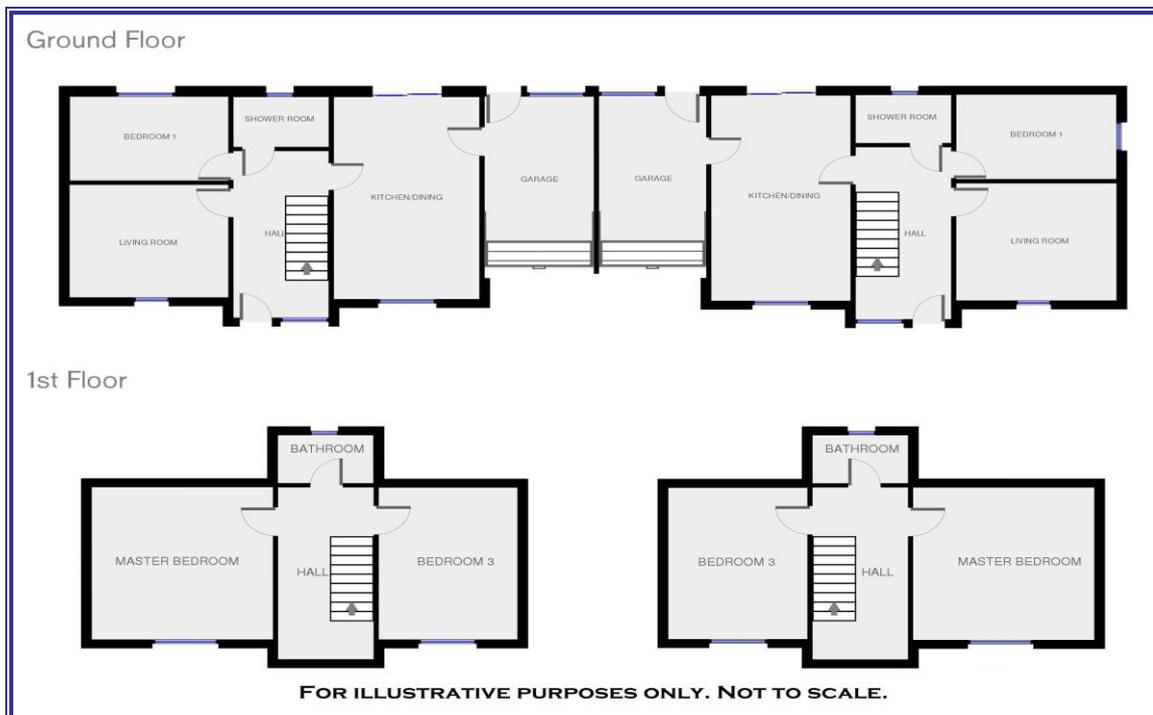
GROSS INTERNAL FLOOR AREA – GROUND FLOOR	65 MTS/SQ
FIRST FLOOR	43 MTS/SQ
GARAGE WITH UTILITY AREA	15.6MTS/SQ.



2A Abercromby Road - Fixed Price £180,000



2B Abercromby Road - Fixed Price £190,000



SELECTION OF INTERNAL PHOTOGRAPHS



KITCHEN – 2A





KITCHEN – 2B



LIVING ROOM



BATHROOM



BEDROOM 1





BEDROOM 2



BEDROOM 3

GENERAL INFORMATION

CASTLE DOUGLAS, KNOWN AS SCOTLAND'S FOOD TOWN HAS MANY LOCAL INDIVIDUAL SHOPS AND BUSINESSES PROVIDING A VARIED SELECTION OF GIFTS, FOODS AND SERVICES. THERE IS A LIBRARY AND BOTH PRIMARY AND SECONDARY SCHOOLS IN THE TOWN ALONG WITH SUPERMARKETS, HEALTH SERVICES, CHURCHES, VETERINARY SERVICES AND A THRIVING LIVESTOCK MARKET AND GOLF COURSE.

THE AREA IN GENERAL IS RENOWNED FOR ITS MILD CLIMATE, DIVERSE SCENIC BEAUTY AND OFFERS A VARIED RANGE OF SPORTING ACTIVITIES INCLUDING TENNIS AND SQUASH COURTS, SEVERAL GOLF COURSES, SOME CHAMPIONSHIP STANDARD, AND EXTENSIVE SHOOTING AND FISHING OPPORTUNITIES. IT IS ALSO WITHIN EASY DRIVING DISTANCE OF THE POPULAR SAILING VILLAGE OF KIPPFORD AND LOCH KEN IS ALSO CLOSE AT HAND.

TRAVEL LINKS TO AND FROM THE AREA ARE VERY GOOD. THERE IS A MAIN LINE RAILWAY STATION IN DUMFRIES AND ALSO LOCKERBIE PROVIDING EXCELLENT LINKS TO BOTH THE NORTH AND SOUTH. THE M6/M74 MOTORWAY NETWORK IS 40 MILES DISTANT, AND THERE ARE REGULAR FLIGHTS TO OTHER PARTS OF THE UK, IRELAND AND CONTINENTAL EUROPE FROM PRESTWICK AIRPORT WHICH IS ABOUT ONE AND A HALF HOURS DRIVE TO THE NORTH. EDINBURGH AND GLASGOW CAN BE REACHED IN TWO HOURS.

VIEWING

BY CONTACTING THE HEWATS PROPERTY TEAM ON 01556 502946.

POST CODE

DG7 1AY.

COUNCIL TAX BAND

TO BE BANDED BY DUMFRIES & GALLOWAY COUNCIL, ASSESSORS DEPARTMENT.

SERVICES

MAINS WATER, ELECTRICITY, GAS AND DRAINAGE.
GAS CENTRAL HEATING. FULL DOUBLE GLAZING.

EPC

THE ENERGY EFFICIENCY RATING FOR EACH PROPERTY IS BAND B.



OFFERS

OFFERS IN SCOTTISH LEGAL FORM SHOULD BE LODGED WITH THE SELLING AGENTS' CASTLE DOUGLAS OFFICE. INTERESTED PARTIES ARE STRONGLY RECOMMENDED TO REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS A CLOSING DATE MAY BE FIXED FOR OFFERS.

ENTRY

SUBJECT TO NEGOTIATION.

NOTE: THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF THE CONTRACT.

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