

# 2 The Terrace

GELSTON, CASTLE DOUGLAS, DG7 1SN



*Excellent one/two-bed semi-detached bungalow cottage,  
great accommodation, beautifully set in the charming  
village of Gelston, near Castle Douglas*



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We are delighted to offer to the market this utterly charming traditional one/two-bed semi-detached bungalow cottage, set in the picturesque village of Gelston, near Castle Douglas, Dumfries and Galloway. The property is nestled beautifully within lovely gardens with stunning countryside outlooks all around. Rarely do properties with such charm and appeal come to the market, it couldn't be more picturesque or peaceful.

# THE LOUNGE



The accommodation comprises a spacious lounge with a large window flooding the room with light. The room affords many options for furniture configurations and the traditional open fireplace offers cosy nights by the fire. The layout also caters easily for a small dining table if required.

# THE KITCHEN



The kitchen is bright and welcoming, featuring a good range of units with an electric oven and hob, with ample space for a free-standing washing machine and fridge freezer. Appliances, and furniture throughout the property, may be available by separate negotiation.





The tiled shower room is fresh and modern, with a white suite and a large standalone shower enclosure containing an electric shower. This adaptable home offers space for a formal dining room, or if preferred, a second double bedroom, thereby potentially offering two good-sized bedrooms, both with ample space for free-standing furniture and plenty of natural light. The house is kept warm and comfortable via double glazing, central heating, and for increased energy efficiency the home benefits from solar panels.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2 /THE DINING ROOM



The gardens are a delight and somewhere to enjoy the sunshine and the sound of the birds and nature. The front garden offers a large driveway and a stunning 'monkey puzzle' tree as its centrepiece. The rear garden is a sunny spot to relax in and contains an excellent outhouse/store.

This is an ideal home for any couple, small family, retiree or even a 'canny' buy-to-let investor looking for an investment opportunity. Given the delightful and ever-rare village location, this is a first-class holiday let business opportunity or bolt-hole staycation home. Early viewing is strongly advised for this little piece of heaven.

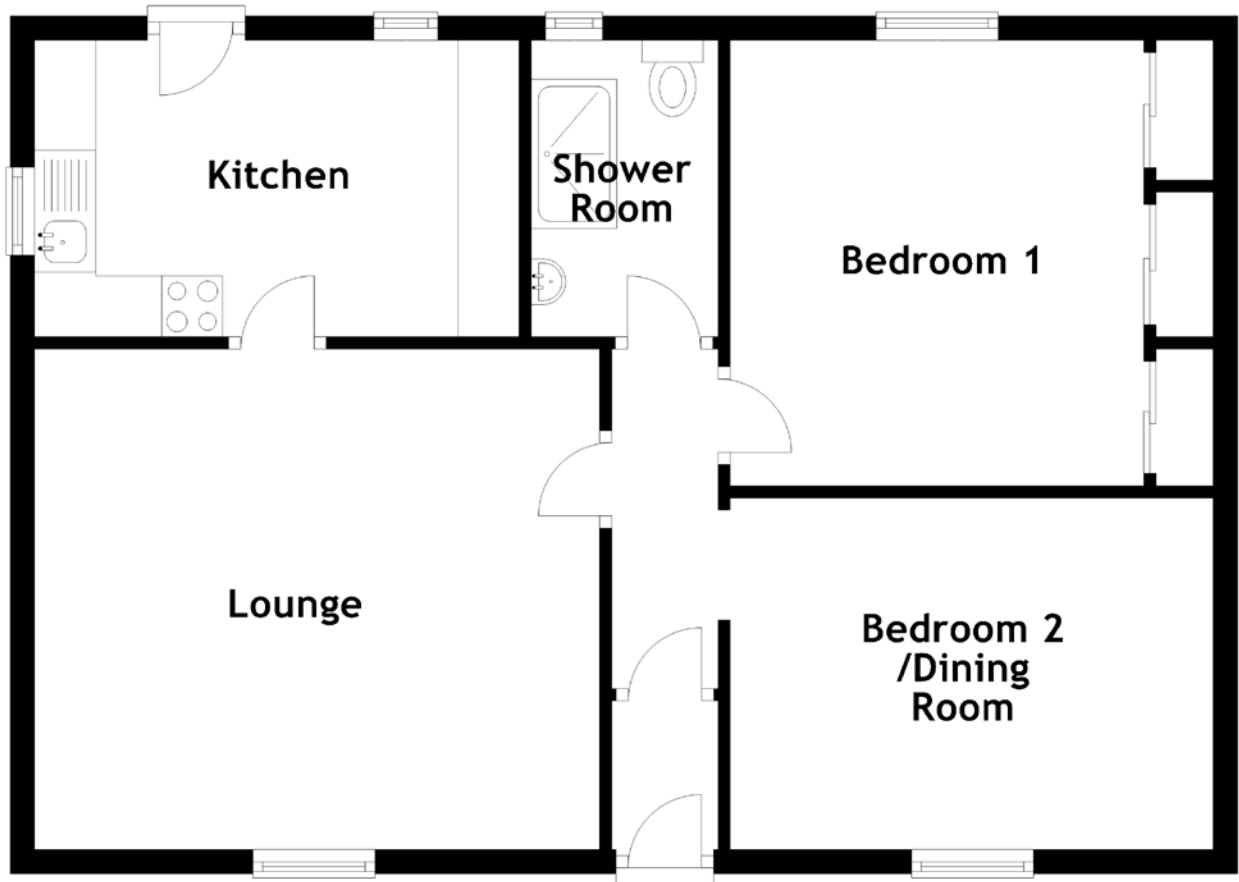
## EXTERNALS & VIEW







# FLOOR PLAN, DIMENSIONS & MAP

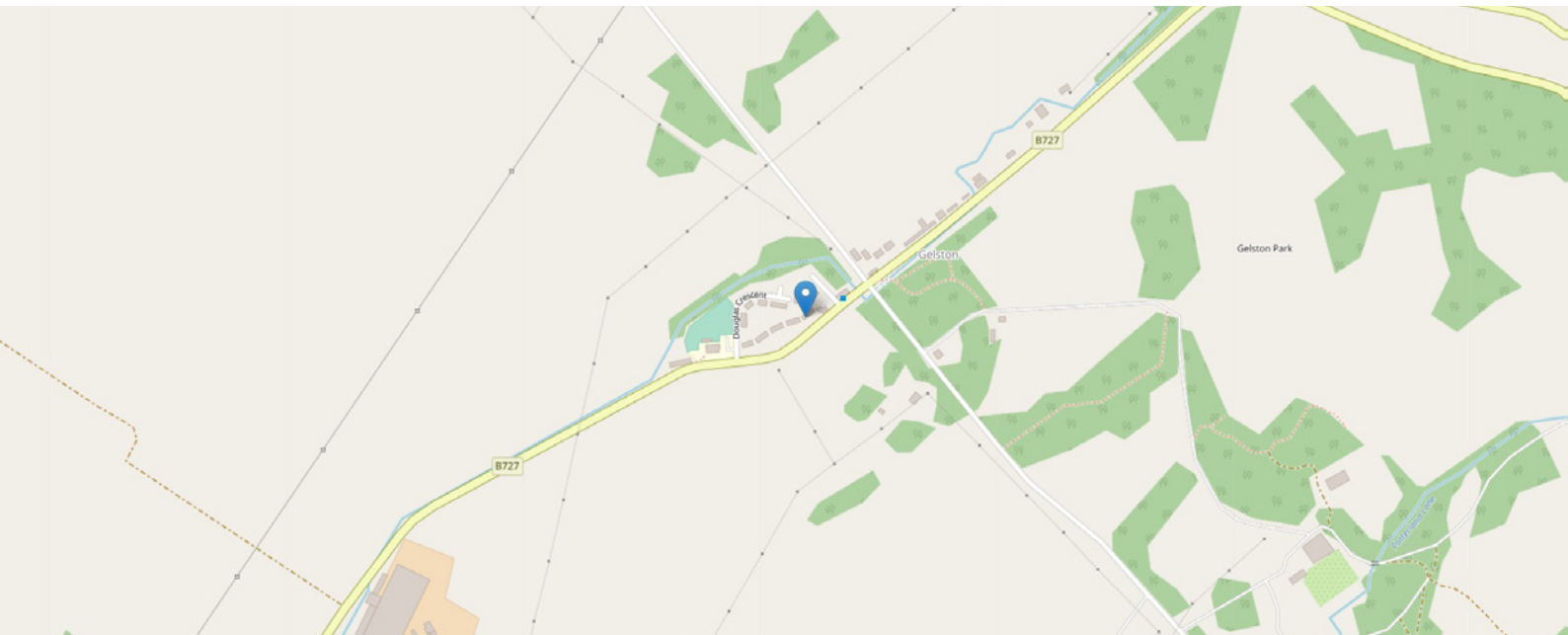


Approximate Dimensions (Taken from the widest point)

Lounge	4.63m (15'2") x 4.10m (13'5")
Kitchen	3.97m (13') x 2.43m (8')
Shower Room	2.43m (8') x 1.53m (5')
Bedroom 1	3.65m (12') x 3.39m (11'1")
Bedroom 2 / Dining Room	3.96m (13') x 2.88m (9'5")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
EPC Rating: E

Extras (Included in the sale): Furniture and freestanding appliances may be available by separate negotiation.



# THE LOCATION

Gelston is only 3 miles from nearby Castle Douglas, which is known as Dumfries & Galloway's Food Town. It offers many local individual shops and businesses and provides a varied selection of gifts, foods and services, supermarkets, health services, veterinary services, golf course and a livestock market. There's good local schooling with a primary school in Gelston itself and secondary education within Castle Douglas.





The regional capital of Dumfries has a broader range of high street shops, supermarkets and services, as well as a major hospital, and the Crichton Campus, which is home to the southern campuses of both the University of Glasgow and the University of the West of Scotland.

The southwest of Scotland is well known for its mild climate, attractive unspoilt countryside and for the diversity of its sporting and recreational pursuits. As well as walking, sailing and sea angling on the Solway Firth, the area's rivers and lochs provide good opportunities for both salmon, sea trout and trout fishing.

The communications to the area are good, with regular flights to London and mainland Europe from Prestwick 57 miles north, and also Glasgow and Edinburgh Airports 90 and 95 miles respectively. There are mainline railway stations in Dumfries and Lockerbie. The M74 motorway network is accessible at Gretna.



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