



Walker & Sharpe

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Dumfries



Rathan, High Street, New Galloway, Castle Douglas, DG7 3RN

Offers Over £160,000

Spacious three bedroom terraced house in the picturesque village of New Galloway. The property is located on the High Street, retains some original features and is complete with suntrap courtyard area and attractive raised garden. The property is in need of some upgrading but offers excellent scope for development. This property simply must be viewed to be appreciated.

Living Room, Sitting Room, Kitchen/Diner, Downstairs Shower Room, Three Bedrooms, Bathroom, Courtyard and raised Garden to Rear.

***Electric Heating served by Fischer Future Heat, providing room-by-room control
Spacious Accommodation
Some Traditional Features
Lovely Sun trapped garden to rear.***

EPC-F

Please telephone the Selling Agents on 01387 267222 to arrange a viewing.



Member

General Information

The property is located in an attractive tourist village on the west side of Lock Ken. A popular holiday spot being on the edge of Galloway Forest Park. Lovely town centre with amenities, leisure facilities and parking. Golf course nearby too. Ideal location for walking and cycling.

Accommodation

PVC front door with patterned glass arch leading into Entrance Vestibule with original tiled floor. Electric meters and fuses high on wall. Inner door with ridged glass panel leading into Large Living Room Area.

Living Room Area

12'10" x 15'4"

3.68m x 4.49m

This area could be used as a Living Area and or Dining Room.



Sash and case window with secondary glazing to front and sash and case window with secondary glazing and display sill looking into Courtyard. Glen wall panel heater and further two electric radiators. Three double electric sockets and telephone socket. Ceiling rose. Feature bell panel. Understairs area. Door to Sitting Room and Door to Kitchen/Diner.

Sitting Room

13'10" x 10'4"

3.99m x 3.16m



Sash and case window with secondary glazing to front with display sill and shelved display under sill cupboard. Open fireplace with natural brick surround and slate hearth and wooden mantel. Electric fire will be included in the sale. Three double electric sockets. Electric radiator.

Kitchen/Diner

13'9" x 10'2

4.23m x 3.10m



Wood fronted wall and floor units with ample worksurface area and tiling between units. Integrated Beko oven and ceramic hob. Wood fronted extractor to match kitchen units. Plumbed for automatic washing machine and dishwasher. (Whirlpool Dishwasher and Zanussi washing machine will be included in the sale). Space for freestanding fridge/freezer (Blomberg fridge/freezer will be included in the sale). Asterite one and a half bowl sink

with single drainer. Four double and one single electric sockets and cooker switch. Door leading to small square Courtyard area. Door to Back Porch.

Courtyard



Paved square courtyard seating area.

Back Porch

4'10" x 4'

1.24m x 1.21m

Tiled floor. Small Velux window. Coat hooks. Door to Downstairs Shower Room and Door to Back Garden.

Downstairs Shower Room

6'5" x 9'7"

1.98m x 2.95m



WC, wash hand basin with tiled splash back. Shower enclosure with electric shower. Floor cupboards with worksurface/display area. Electric stainless steel towel rail/radiator. Wood panelled ceiling. Velux window. Spotlights. Expelair. Double electric socket. Built in storage cupboard with side shelving.

Upstairs

Landing

Electric radiator. Built in cupboard which houses the water tank. Doors to Three Bedrooms and Bathroom.

Bedroom One (Front)

14' x 9'2"

4.26m x 2.80m



Sash and case bay window with secondary glazing with wide display sill. Electric radiator. Built in double wardrobes with louvred doors, hanging rails and top

cupboards. Two double sockets and telephone socket.

Bedroom Two (Front)

11'10" x 16'11"

3.38m x 4.91m



Sash and case window with secondary glazing and display sill. Electric radiator. Two double electric sockets.

Bedroom Three (Back)

11'4" x 7'4"

3.47m x 2.25m

Electric Glen wall panel heater. One double electric socket. Sash and case window.

Bathroom

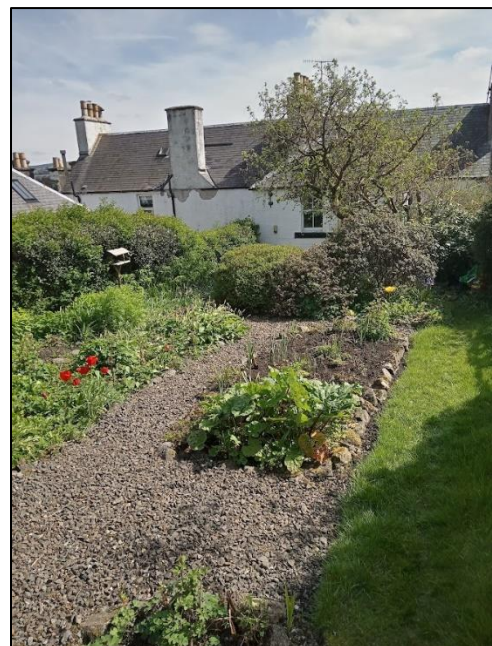
7'8" x 6'2"

2.37m x 1.88m



WC, wash hand basin with tiled splash back. Bath with tiled splash back. PVC double-glazed window with roller blind. Stainless steel electric radiator/towel rail.

Exterior



Steps from back door lead up to raised garden area with strategically placed small patio at the top of the steps. Attractively laid out with grass areas. Paved seating areas and a well-established array of flowers, shrubs and mature trees.

Included

Light fittings and floor coverings are all included. (There is no warranty given for any white goods included in the sale regarding condition or working order).

Services

The property has mains Electricity, water and drainage. The telephone line may be taken over subject to British Telecom Regulations.

Council Tax - D

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor. Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order. The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.