



Kirkarrick, Duke Street, New Galloway, DG7 3RB

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Offers over £179,000

“Well presented, newly
refurbished 3 bedroomed semi-
detached house in the centre of
New Galloway”

Ground Floor

- + Hall
- + Sitting Room
- + Study/Office
- + Kitchen
- + Shower Room

First Floor

- + 3 Bedrooms
- + Family Bathroom

Outside

- + Front patio garden
- + Parking off street for 2 cars

EPC Rating B



LOCATION

"Kirkarrick" is centrally situated and convenient for all amenities. The village has a 9 hole golf course, tea room, "The Catstrand" arts and community centre, doctors surgery, shop, post office, church and primary school with a secondary school in nearby St. John's Town of Dalry which is approximately 5 miles distant. New Galloway lies within some of Galloway's finest scenery with scenic routes in all directions, allowing ready access to outdoor pursuits. The popular market town of Castle Douglas is approximately 15 miles distant.

DESCRIPTION

Well presented, recently refurbished to a high standard a 3 bedroomed semi-detached house centrally situated in the popular village of New Galloway, benefitting from oil fired underfloor heating with individual Sangamo control panels in each room and full double glazing.

ACCOMMODATION

Ground Floor

Hall

Part glazed UPVC door opens to hall. Doors to study/office, sitting room, shower room, door to large storage cupboard housing controls for underfloor heating and hot water system ; stairs to first floor; tongue and groove laminate oak effect wood flooring; smoke alarm.

Sitting Room

Large attractive room with double glazed window to the front; internet connection; smoke alarm; tongue and groove laminate oak effect flooring; step up to open doorway to kitchen.

Kitchen

Good sized kitchen with double glazed window to front; a good range of Innova Ultima modern wall and floor units in white incorporating an integrated Baumatic dishwasher; double integrated fridge and separate freezer; integrated Zanussi microwave; soft close pan drawer and soft close hidden cutlery drawer; corner units; Kenwood electric range cooker with five rings and double fan over; extractor hood; Beko integrated washing machine; ceramic 1.5 sink unit and drainer with mixer tap; complimenting grey marble effect worktop and splashback; cupboard housing electric meter; tongue and groove laminate oak effect flooring; smoke alarm; hatch to loft housing fuse box.

Study/Office

Another good sized room with double glazed window to front; tongue and groove laminate oak effect flooring.

Shower Room

Large walk in shower with tiled walls and rainfall showerhead; WC and wash hand basin in vanity unit with drawers; cupboard housing Joule large and small water cylinders; extractor fan; tiled flooring.

First Floor

First Floor Landing

Carpeted turned staircase with wooden bannister and balustrade leads to the First Floor Landing; Velux roof window on staircase; smoke alarm; doors to 3 Bedrooms and Bathroom.

Bedroom 1

Large double bedroom with two Velux windows to rear and double glazed window to the front; open double wardrobe with hanging rail and shelf; fitted carpet.

Bedroom 2

Another spacious room with double glazed window to the front; fitted carpet; open double wardrobe with hanging rail and shelf.

Bedroom 3

Single bedroom with coombed ceiling and two Velux windows to the rear; fitted carpet.

Family Bathroom

White suite of bath with shower mixer bath tap, W.C. and wash-hand basin in vanity unit with drawers; tiled flooring; fully tiled walls and splashbacks.

OUTSIDE

Front garden

At the front of the property is a gravelled patio area with enclosed fencing and path to front door and external lighting. To the side at the front is parking for two cars. Also housed at the front is the oil tank and external oil boiler.

VIEWING

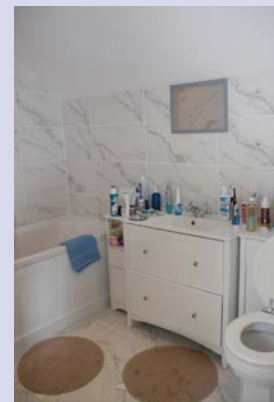
By appointment with the Selling Agents.

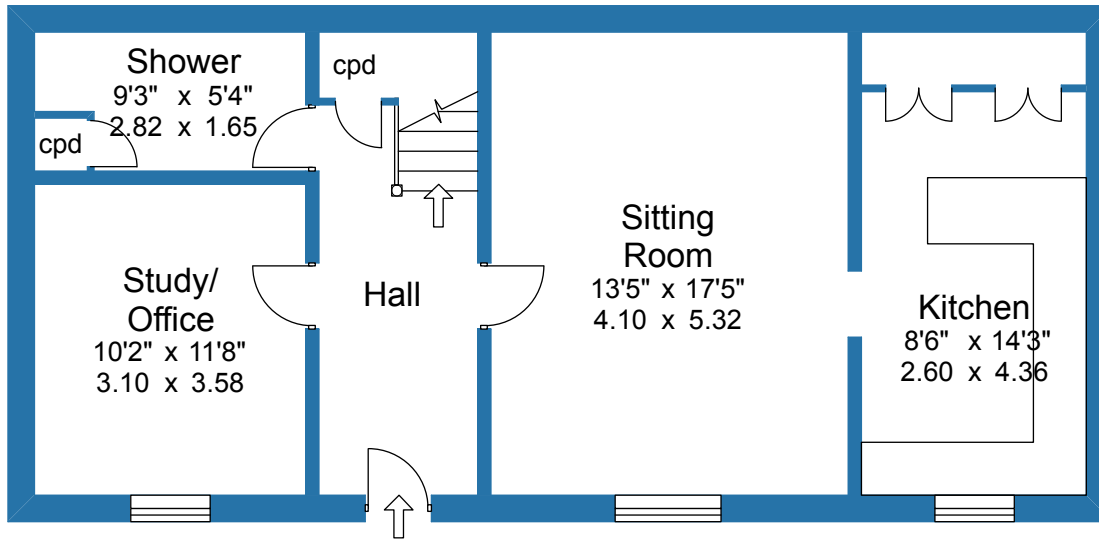
HOME BUYERS REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into www.onesurvey.org.

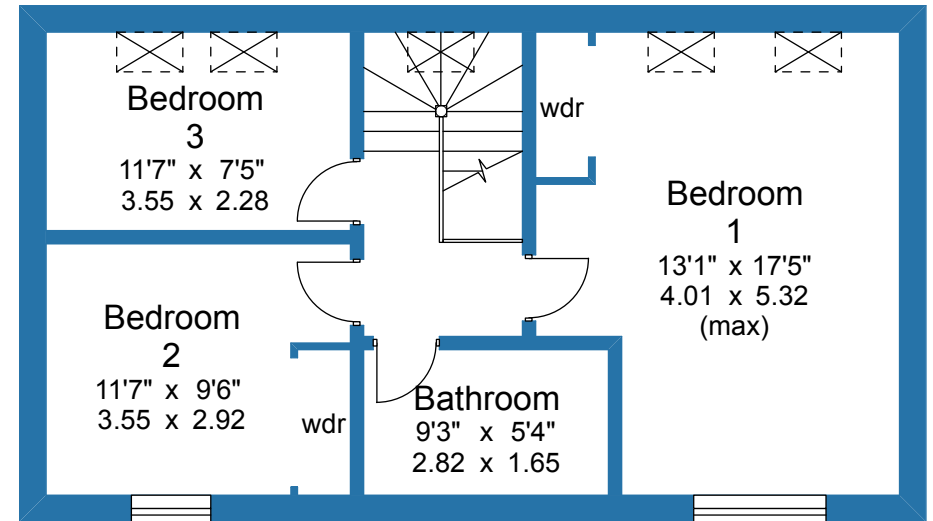
OFFERS

Offers in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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