



Hillsbro'

Duke Street, New Galloway, Castle Douglas, DG7 3RB

Well-proportioned detached stone house in quiet village location.



WILLIAMSON
& HENRY
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

Ground Floor:

Reception Hallway
Kitchen
Sitting Room
Sitting Room / Dining Room

First Floor:

Landing
Hallway (left)
Bedroom 1
Bedroom 2
W.C.
Hallway (right)
Bedroom 3
Bathroom

Hillsbro is a detached stone house providing well-proportioned bright spacious accommodation throughout. This charming property is located a short walk away from all local amenities.

New Galloway has its own primary school, doctor's surgery and active community attractions including the CatStrand, local shop, local pubs and local post office. The village is also well served by public transport links, north to Dalry and beyond and south to Castle Douglas (some 14 miles away) and beyond. Dalry has a secondary school which is complemented by Castle Douglas High School after fourth year.

ACCOMMODATION

Entered through solid wooden door from street into:-

RECEPTION HALLWAY 4.05m x 1.01m

Bright reception hallway. Doors leading off to all ground floor accommodation. Staircase leading to first floor level. Wood effect laminate flooring. Night storage heater. Ceiling light. RCD consumer unit. Electric meter.

KITCHEN 4.17m x 3.33m

Good sized, bright kitchen with a range of white fitted kitchen units with laminate work surfaces. Ceramic tiled floor. Dimplex night storage heater. Electric cooker. Stainless steel sink with drainer board and taps above. Wooden 12 pane sash and case window to rear with deep sill. Ceiling light. Recessed alcove with partially coombed ceiling.

SITTING ROOM (right) 4.17m x 4.21m

Wood effect laminate flooring. 2 Dimplex storage heaters. 12 pane sash and case window to front with deep sill beneath. Ceiling light.

SITTING ROOM / DINING ROOM (left) 3.46m x 4.14m

Wood effect laminate flooring. 2 Dimplex night storage heaters. Electric flame effect fire. Wooden 12 pane sash and case window to front with deep sill. Ceiling light.

First Floor Accommodation

Wooden staircase leading to first floor level.

LANDING 0.87m x 0.87m

Small landing area with doors leading off to hallways on each side. Stripped wooden floorboards. Sash and case window to front. Loft access hatch with ramsay ladder.

HALLWAY (left) 5.70m x 0.98m

Exposed wooden floorboards. Night storage heater. Ceiling light. Doors leading to bedroom 1 and bedroom 2.

BEDROOM 1 3.34m x 3.36m

Exposed wooden floorboards. Electric convector heater. Recessed alcove with lagged hot water tank. Sink with taps. Fitted mirror. Sash and case window to front. Wooden door. Ceiling light.

BEDROOM 2 4.40m x 3.50m

Exposed floorboards. Electric convector heater. White sink with fitted mirror behind. Sash and case window to front with deep sill. Wooden door. Ceiling light.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



W.C.

1.37m x 1.01m

Wooden obscure glazed door. Exposed floorboards. W.C. Ceiling light.

HALLWAY (right) (from first floor landing)

1.81m x 1.48m

Exposed wooden floorboards. Electric convector heater. Ceiling light.

BEDROOM 3

4.37m x 3.03m

Exposed floorboards. Ceiling light. Electric convector heater. Sash and case window with deep sill. Ceiling cornicing. Sliding wooden door from hallway.

BATHROOM

2.43m x 1.33m

Coloured bathroom suite. Exposed floorboards. Tiled splash back. Fitted mirror. Sash and case window to side. Dimplex night storage heater.

Outside

Please note there is no garden with this property.

BURDENS

The Council Tax Band relating to this property is A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/CLARF01-02



Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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