



WILLIAMSON
& HENRY
Solicitors & Estate Agents



COLLEGE GLEN

DALRY, CASTLE DOUGLAS, DG7 3UD

A modern detached bungalow set in an idyllic peaceful position enjoying an elevated position with fine views across Water of Ken and Kendoon Loch to the west across to open countryside beyond. Approximately 11 acres of ground.



Accommodation:

Ground Floor:

Entrance Vestibule
Utility Room
Reception Hallway
Kitchen / Diner
Dining Room
Sitting Room
Garden Room
Bedroom 1 with en-suite
Bedroom 2
Bathroom
Bedroom 3

OUTSIDE:

Large detached outbuildings split into garage, workshop and home office.

Log store. Garden shed.
Summer House. Garden Store.

Oil fired CH. UPVC double glazing and solar panels.

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College Glen is a modern well-proportioned rural detached bungalow with approximately 11 acres of ground and sit in an elevated position with breath taking views across the Water of Ken and Kendoon Loch to the west.

The property provides flexible accommodation throughout comprising of three bedrooms and 3 public rooms as well as a large detached outbuilding which has been divided into separate workshop, garage and home office areas

Dalry is an attractive village with wide streets and it has an active community. In the heart of the village there is a village store and both the Clachan Inn and Lochinvar Hotel provide bar and restaurant facilities. Dalry is within the Glenkens which is well served by activities based at the Catstrand in New Galloway bringing community and arts facilities and events to the area. Dalry Town Hall and Community Centre also offer cultural and other events including a monthly producers market.

The south-west of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sport and outdoor activities with opportunities for fishing on the nearby rivers, hill walking on the nearby Southern Upland Way or Galloway Forest Park, water sports on Loch Ken and of course golf.

ACCOMMODATION

Entered from the front garden through a uPVC double glazed door into:-

ENTRANCE VESTIBULE 0.89m x 0.75m

Vinyl flooring. Wooden obscure glazed door leading into:-

UTILITY ROOM 2.41m x 3.13m

UPVC double glazed window to front with curtain track and curtains above. Shaker-style fitted kitchen units with wood-effect laminate work surfaces. Stainless steel sink with mixer tap and drainer. Space for washing machine and tumble dryer. Built-in cupboard with shelving providing useful additional storage and housing hot water and heating controls. Tile-effect vinyl flooring. Extractor fan. Doors leading off to main hallway and kitchen.

RECEPTION HALLWAY

Bright spacious reception hallway with doors leading off to all main rooms. Three built in cupboards providing useful additional storage. Wooden glazed door leading to rear vestibule area. Wood-effect laminate flooring. Radiator. Ceiling lights.



KITCHEN / DINER 4.36m x 4.19m

Good sized farmhouse-style kitchen with ample storage from a range of fitted kitchen units. Laminate worksurfaces. Stainless steel 1 ½ bowl sink with mixer tap. Electric hob with stainless steel chimney extractor hood above. Tiled splash-back. Integrated dishwasher. Integrated fridge. Built-in electric double oven. UPVC double glazed window to front and side with curtain pole and curtains above. Ceiling cornicing. Ceiling lights. Radiator. Towel rail. Smoke alarm. Tile-effect vinyl flooring. Door leading through to:-

DINING ROOM 4.36m x 3.13m

Accessed directly from both the kitchen and sitting room. Good sized dining room with ample natural light from a UPVC double glazed window to side with curtain pole and curtains above. Ceiling light. Fitted carpet. 15 pane glazed double doors opening into:-

SITTING ROOM 5.98m x 5.39m

Bright, airy sitting room benefitting from large uPVC double glazed picture window to side and further two uPVC double glazed windows to front providing ample natural light. Curtain poles and curtains. Feature fireplace with cast iron multi fuel stove set on flagstone hearth with wooden mantel above. Radiator. TV aerial point. Fitted carpet. 15 pane glazed door into:-

GARDEN ROOM 3.57m x 4.33m

Beautifully positioned sun room with superb views across to the Water of Ken and Kendoon Loch with an abundance of natural light from windows to front and side. UPVC double glazed sliding doors open out to a terraced patio area. Curtain pole and curtains. Radiator. Ceiling light. Loft access hatch. Fitted carpet.

BEDROOM 1 3.99m x 3.13m

Spacious double bedroom with a fine view from uPVC double glazed window with curtain track and curtains. Built-in cupboard with shelving. Ceiling light. Fitted carpet. Radiator. 2 built-in wardrobes with hanging rail and shelving.

EN-SUITE 1.65m x 3.13m

Bright and airy en-suite shower room with suite of white WC, bidet and wash hand basin. Tiled splash backs. Wood effect vinyl flooring. UPVC double glazed window with roller blind above. Built in shelving. Built in bathroom cabinet. Large walk in shower cubicle with mains shower above.



BEDROOM 2 3.90m x 3.13m

Rear facing double bedroom with fine views from UPVC double glazed picture windows with curtain pole and curtains above. Radiator. Ceiling light. Ceiling cornicing. 2 built-in wardrobes with hanging rails and shelving. Fitted carpet.

BATHROOM 1.90m x 3.13m

Suite of coloured wash-hand basin, W.C. and bath. Tiled splash-backs. Chrome towel rail. Radiator. Corner shelving. Shaver light and point. Obscure uPVC double glazed window to rear. Curtain track and curtains above. Ceiling light. Extractor fan. Tile-effect vinyl flooring.

BEDROOM 3 2.65m x 3.13m

Rear facing. UPVC double glazed window. Curtain track and curtains above. Radiator. 2 built-in wardrobes with hanging rails and shelving. Door giving access to en-suite shower room.

Outside

College Glen is well positioned within generous garden grounds and bordered by land extending to approximately 11 acres. The front garden is mainly laid to gravel, providing ample parking for a number of vehicles and bordered by well stocked flower beds. To one side is a productive orchard with both cooking and eating apples along with a Victoria plum tree.

A gravel path bordered by flower beds on one side winds around to the rear to the property giving easy access to a delightful patio area and further sheltered terrace both of which can be accessed easily from the house and enjoy a superb view across the Water of Ken and Kendoon Loch.

The field by the house has been cultivated as a flower meadow. No chemicals have been used. Many species of flowers and insects are supported by the field including orchids, meadowsweet, bumble bees, butterflies, moths and birds. Otters have been seen in the loch.

Large wooden shed.
Wooden Log Store
Wooden Summer House.
External oil fired Grant boiler.

Detached garage, workshop and studio:-



STUDIO/OFFICE **3.64m x 4.09m**
Good Sized room providing an ideal space as a home office or studio. Fitted carpet. Ceiling lights. BT telephone point. Radiator with thermostatic valve. UPVC double glazed window to front with vertical blind. Wooden glazed door leading from gravelled driveway area.

WORKSHOP **3.89m x 4.60m**
Concrete floor. Ceiling light. UPVC double glazed "tilt and turn" windows to front. Accommodates an owl roost which is intermittently occupied by barn owls.

GARAGE
Concrete floor. Up and over door. Power.

BURDENS
The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING
The Energy Efficiency Rating for this property is C.

SERVICES
The agents assume that the subjects are served by private water, mains electricity, private drainage and septic tank 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 the office.

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.

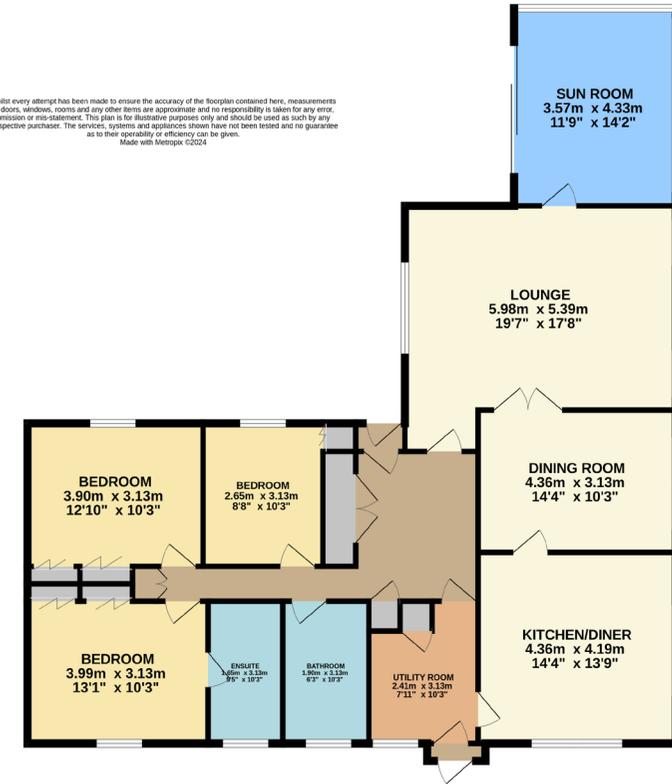
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/FREDJ02-02



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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